

GRANT, BARGAIN AND SALE DEED

APN 1220-17-501-018

RPTT \$ 657

Full Value
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES M. HICKEY, AN UNMARRIED MAN

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
GREGORY C. LYNN AND SUZANNE TOWSE, TRUSTEES OF THE GREGORY C. LYNN AND SUZANNE
TOWSE TRUST AGREEMENT DATED MAY 16, 1995

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city _____ county of
DOUGLAS, state of Nevada bounded and described as follows:

PARCEL 1:
The West 50 feet of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 17, Township 12 North, Range 19 East,
M.D.B. & B.,
A.P.N. 1220-17-501-018 SEE EXHIBIT "A" ATTACHED HERETO FOR CONTINUATION OF PARCEL 1

PARCEL 2:
The West 50 feet of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE1/4) of Section 17, Township 12 North, Range 20 East,
M.D.B.&M.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Dated: May 25, 2000

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s

James M. Hickey
JAMES M. HICKEY

On May 30, 2000 personally
appeared before me, a Notary Public,

JAMES M. HICKEY

personally known or proved to me to be the person whose name is
subscribed to the above instrument who acknowledged that he
executed the instrument.

Signature

Charlene L. Hanover



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name **LYNN & TOWSE**
Street Address **780 EMIGRANT TRAIL**
MARKLEEVILLE, CA 96120
City, State Zip

Order No. 83038CLH

0494157

BK0600PG3305

RESERVING THEREFROM A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY:

Commencing at the Northeast corner of said Section 17, Township 12 North, Range 20 East, M.D.B. & M., proceed South $63^{\circ}25'28''$ West, 1052.95 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner;
thence South $1^{\circ}2'35''$ East, 264.00 feet to the Southeast corner;
thence South $89^{\circ}28'50''$ West, 329.68 feet to the Southwest corner and being a point on the East line of that certain 50 foot strip of land excepted in that certain Deed executed by W.F. Dressler to Clarence Park, recorded May 15, 1923 in Book R of Deeds at Page 382;
thence North $00^{\circ}17'20''$ West along said East line of said 50 foot strip of land, a distance of 267.50 feet to the Northwest corner;
thence leaving said East line of said 50 foot strip of land, South $88^{\circ}51'13''$ East, a distance of 326.28 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1220-17-501-015

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUN 15 PM 12:48

LINDA SLATER
RECORDER

\$8.00 PAID *[Signature]* DEPUTY

0494157
BK0600PG3306