

GRANT, BARGAIN AND SALE DEED

APN 035-010-090
RPTT \$ 487.50

Full Value
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WALTER COOLING and DIANE E. ORTENZO-COOLING, Husband and Wife

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
JOE A. SIMS, AN UNMARRIED MAN

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:
See Exhibit A attached hereto and made a part hereof.

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

Dated: January 3, 2001

STATE OF NEVADA

COUNTY OF DOUGLAS

On JANUARY 16, 2001 personally
appeared before me, a Notary Public,

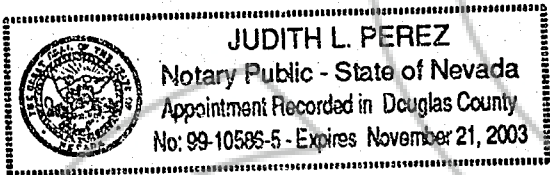
WALTER COOLING AND DIANE E. ORTENZO-COOLING

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 [Handwritten Signature]

} s.s. [Handwritten Signature]
WALTER COOLING

[Handwritten Signature]
DIANE E. ORTENZO-COOLING



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name **JOE SIMS**
Street **3000 Pinenut Road**
Address **Gardnerville, Nv 89410**
City, State
Zip

Order No. **00083997-201-CLH**

0507639

BK 0101 PG 4842

Exhibit A

All that real property situate in the County of Douglas , State of Nevada, described as follows:

PARCEL 1

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 13, Township 12 North, Range 21 East, M.D.B.&M.

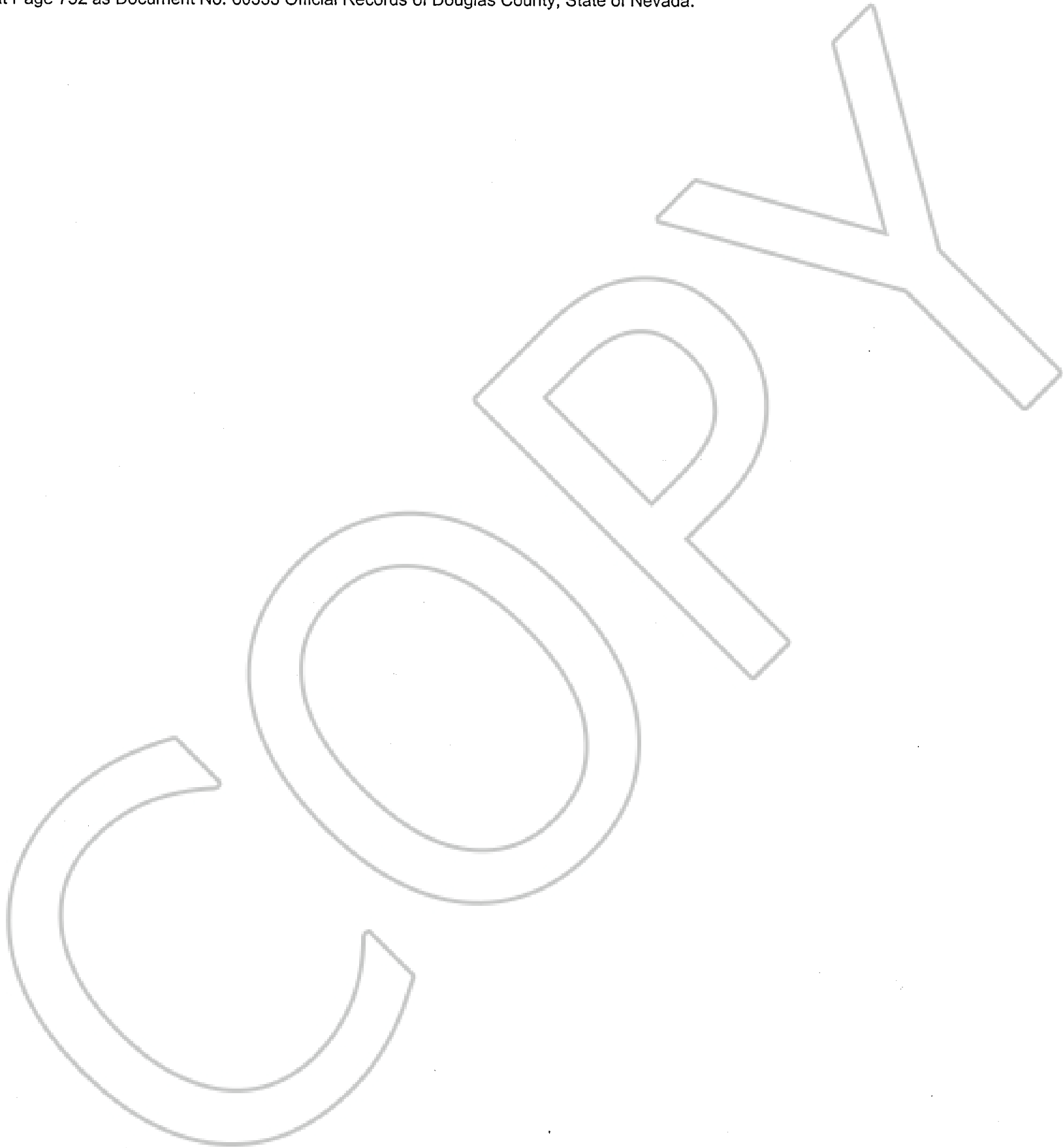
APN: 35-010-090

PARCEL 2

A non-exclusive easement for ingress and egress 30 feet in width over and across an existing unimproved roadway, situated in the Southeast 1/4 of Section 14, Township 12 North, Range 21 East, M.D.B.&M., said roadway beginning at a point on Pinenut Road near the Southeast corner of said Southeast 1/4 of Section 14; thence running Northeasterly to the above described Parcel No. 1.

Said easement described by Deed executed by Stoddard Jacobsen, etux, in Document No. 68137, recorded August 14, 1973, in Book 873, Page 433, and re-recorded September 27, 1973, in Book 973, Page 795 as Document No. 69055.

Said easement also set out on that certain Parcel Map No. 12 for STODDARD & JEWEL JACOBSEN, filed for record September 15, 1981 in Book 981 at Page 752 as Document No. 60333 Official Records of Douglas County, State of Nevada.



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

2001 JAN 26 PM 12: 17

LINDA SLATER
RECORDER

\$ 8.00 PAID [Signature] DEPUTY

0507639

BK 0101 PG 4843