

APN: 1318-09-811-017  
RPTT: EXEMPT #2

WHEN RECORDED MAIL TO:

Cecilia L. Rosenauer, Esq.  
Kern & Rosenauer, Ltd.  
499 West Plumb Lane, Suite 202  
Reno, Nevada 89509

MAIL TAX STATEMENTS  
TO ABOVE

2002-61993-LH

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EURO-PACIFIC CONSULT, CO., LTD., a Nevada corporation,

Does hereby GRANT, BARGAIN and SELL to

JAMES S. PROCTOR, in his capacity as trustee of the chapter 7 bankruptcy estate of Paul R. Dempsey, pending in the United States Bankruptcy Court for the District of Nevada as case number BK-N-98-31961-GWZ

Douglas

The real property situate in the County of / , State of Nevada, described in Exhibit A attached hereto and incorporated by reference.

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

Date: 2/28/02

Euro-Pacific Consult, Co., LTD.

EURO-PACIFIC CONSULT, CO., LTD. a Nevada corporation

By its: STAR JORDAN  
STAR JORDAN

STATE OF NEVADA Washington  
COUNTY OF WASHCO

This instrument was acknowledged before me on the 28 day of February, 2002 by STAR JORDAN, represented to be the PRESIDENT of Euro-Pacific Consult, Co., Ltd., a Nevada corporation.

Wm J. Knowlton  
Notarial Officer



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BK0702PG05035

EXHIBIT "A"  
DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Beginning at the most Westerly corner of Lot 7 in Block 1 of ZEPHYR HEIGHTS SUBDIVISION, as revised by Tract Map No. 5160, being portions of Lot 2 of Section 9 and the Southwest  $\frac{1}{4}$  of Section 10, Township 13 North, Range 18 East, M.D.B.&M., filed in the office of the Douglas County Recorder on June 5, 1947, a point of the Easterly boundary of U.S. Highway 50; thence along the lot line between Lots 7 and 8 in said Block 1, North  $53^{\circ}42'45''$  East 100 feet; thence South  $38^{\circ}15'$  East 92.96 feet; thence South  $41^{\circ}45'$  East 73.35 feet to a point on a line which line is parallel with and 20 feet Northwesterly, measured at right angles, from the lot line between Lots 5 and 6 in said Block 1; thence, along said line, South  $45^{\circ}51'48''$  West 100.00 feet to the Easterly boundary of the U.S. Highway 50; thence along the arc of a curve to the right having a radius of 1460.00 feet, the chord of which bears North  $39^{\circ}49'30''$  West, for an arc distance of 179.92 feet, more or less, to the POINT OF BEGINNING.

PARCEL 2:

A right of way for access to and egress from said land as contained in Agreement recorded January 11, 1962 in Book 10, Page 183 as Document No. 19380 of Official Records.

PARCEL 3:

An access easement over that portion of Parcel C, Common Area, as said parcel is shown on the certain Parcel Map, recorded July 30, 1980, Document No. 46977, more particularly described as follows:

Beginning at the most Westerly boundary corner of said Parcel Map, thence South  $44^{\circ}23'24''$  East 93.50 feet; thence South  $54^{\circ}33'01''$  East 73.47 feet to a point on the Southeasterly boundary of said Parcel Map; thence along said boundary South  $45^{\circ}51'00''$  West 26.28 feet; thence North  $41^{\circ}45'00''$  73.35 feet; thence North  $38^{\circ}15'00''$  West 2.96 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain document recorded February 7, 1996, in Book 296, Page 882, as Instrument No. 380645.

REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 JUL 16 PM 4:02

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID *kg* DEPUTY

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