

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
KATHRYN ANDERSON, A WIDOW

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
WILLIAM SEPULVEDA, AN UNMARRIED MAN
G.

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: July 16, 2002

STATE OF NEVADA

COUNTY OF DOUGLAS

On July 22, 2002 personally
appeared before me, a Notary Public,
KATHRYN ANDERSON

} s.s. Kathryn Anderson
KATHRYN ANDERSON

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 **WILLIAM SEPULVEDA**
Street **1155 SLATE ROAD**
Address **WELLINGTON, NV 89444**
City, State
Zip

MAIL TAX STATEMENTS TO:

Name **WILLIAM SEPULVEDA**
Street **SAME AS ABOVE**
Address
City, State
Zip

Order No. **00086581-201-CLH**

0548751

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Exhibit A

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

All that certain lot, piece or parcel of land situate lying and being within the Southeast ¼ of Section 5, Township 10 North, Range 22 East, M. D. M., Douglas County, Nevada, and more particularly described as follows:

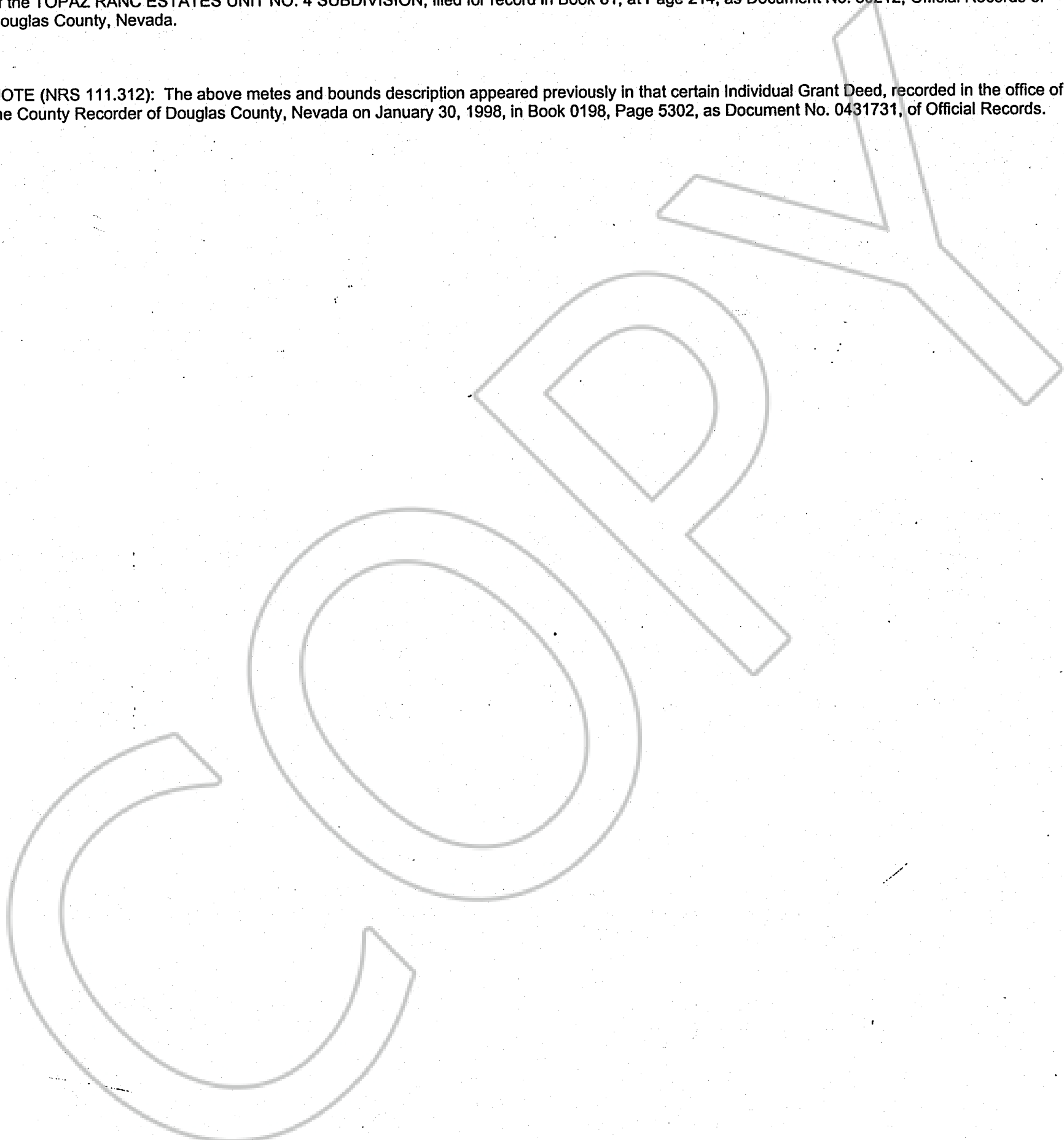
Lot 2, Block R, as shown on the Official Map of TOPAZ RANCH ESTATESZ UNIT NO. 4, SUBDIVISION, filed for record in Book 81, at Page 214, as Document No. 50212, Official Records of Douglas County, Nevada.

Excepting therefrom all of that portion of said Lot 2 described as follows:

Commencing at the South corner common to Lots 2 and 3 as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING, Thence along the boundary line common to said Lots 2 and 3 North 49°31'28" East a distance of 175.00 feet; Thence leaving said line South 13°53'07" East a distance of 48.75 feet; Thence South 23°01'03" West a distance of 28.92 feet; Thence South 60°07'06" West a distance of 114.98 feet to a point on the Southwesterly line of aforesaid Lot 2; Thence along said line North 62°28'00" West of 38.14 feet to the TRUE POINT OF BEGINNING.

The basis of Bearing for this description is the Southeasterly property line of Lot 3, which bears North 49°31'28" East as shown on the Official Map of the TOPAZ RANC ESTATES UNIT NO. 4 SUBDIVISION, filed for record in Book 81, at Page 214, as Document No. 50212, Official Records of Douglas County, Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Individual Grant Deed, recorded in the office of the County Recorder of Douglas County, Nevada on January 30, 1998, in Book 0198, Page 5302, as Document No. 0431731, of Official Records.



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

2002 AUG -5 PM 3: 26

LINDA SLATER
RECORDER

\$15⁰⁰ PAID *Kj* DEPUTY

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