

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES E. HALSEY and FRANKI L. HALSEY, Trustees of the James and Franki Halsey
trust dated November 27, 2002

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

JAMES EDWARD HALSEY and FRANKI LYNN HALSEY, husband and wife as Joint Tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city unincorporated
area 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: DECEMBER 4, 2002

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

DECEMBER 4, 2002

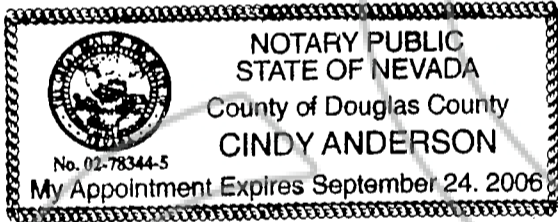
by JAMES EDWARD HALSEY AND FRANKI LYNN HALSEY

} ss.

James Edward Halsey
JAMES EDWARD HALSEY

Franki Lynn Halsey
FRANKI LYNN HALSEY

Cindy Anderson
Notary Public



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

Name **JAMES EDWARD HALSEY**

Street Address **P.O. BOX 953**

City, State, Zip **MINDEN, NV 89423**

MAIL TAX STATEMENTS TO:

Name **JAMES EDWARD HALSEY**

Street Address **P.O. BOX 953**

City, State, Zip **MINDEN, NV 89423**

Order No. **00087194-201-SLG**

0560168

08810712/4/02

BK 1202 PG 03533

Exhibit A

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

All that certain lot, piece or parcel or portion of land situated, lying and being with the Southwest 1/4 of Section 26, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the most Westerly corner of Parcel 2, as shown on the Parcel Map No. 2 for Michael and Mary Jarrett filed for record in Book 891, at Page 2279, as Document No. 257812, Official Records of Douglas County, Nevada;
Thence along the Northwesterly boundary line thereof North 30°17'49" East, a distance of 392.97 feet to the TRUE POINT OF BEGINNING;
Thence leaving said line North 58°14'29" West, a distance of 259.99 feet to a point on the Westerly line of A.P.N. 23-295-06 as shown on the Record of Survey #3 to Accompany a Boundary Line Adjustment for Michael and Mary Jarrett, filed for record in Book 691, Page 4958, as Document No. 254161, Official Records of Douglas County, Nevada;
Thence along the boundary lines as shown on said map North 23°29'52" East, a distance of 391.06 feet;
Thence North 89°57'54" East, a distance of 365.01 feet;
Thence South 00°00'43" East, a distance of 234.81 feet;
Thence South 89°57'54" West, a distance of 25.53 feet;
Thence South 00°00'43" East, a distance of 228.88 feet;
Thence leaving said boundary line South 47°27'54" West, a distance of 145.55 feet;
Thence North 90°00'00" West, a distance of 59.92 feet;
Thence North 58°14'29" West, a distance of 126.16 feet to the TRUE POINT OF BEGINNING.

TOGETHER with a private access easement 30.00 feet in width lying adjacent to, parallel with and Easterly of the following described line with the sideline thereof being lengthened or shortened as the case may be to meet the intersecting boundary line:

COMMENCING at the most Westerly corner of aforesaid Parcel 2;
Thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears South 30°17'49" West, 45.00 feet distant with a central angle of 30°18'56" and an arc length of 23.81 feet and whose chord bears North 74°50'38" West, a distance of 23.53 feet to the TRUE POINT OF BEGINNING of this 30.00 foot wide private access easement;
Thence leaving said right-of-way line North 00°00'43" West, a distance of 469.99 feet to the terminus point of this 30.00 foot wide private access easement.

The Basis of Bearing of this description is the Northwesterly line of Parcel 2, which bears North 30°17'49" East, as shown on Parcel Map #2; for Michael and Mary Jarrett filed for record in Book 891, at Page 2279, as Document No. 257812, Official Records of Douglas County, Nevada.

TOGETHER WITH an easement for ingress and egress and incidental purposes more particularly described in the certain instrument recorded June 8, 1991, Book 691, Page 4933, Document No. 254155, Official Records of Douglas County, Nevada.

TOGETHER WITH an appurtenant 50 foot easement for access and utility purposes as set forth in that certain easement Deed executed by HUK-SHOT LTD., recorded August 13, 1985, Book 885, Page 1296, Document No. 121436, Official Records of Douglas County, Nevada.

FURTHER TOGETHER with all those certain access and utility easements for ingress and egress as set forth on that certain Record of Survey for Nevis Industries, Inc., filed for record in the office of the County Recorder of Douglas County, Nevada, as Document No. 51917, of Official Records.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 1998, in Book 598, Page 131, as Document No. 438724, of Official Records.

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

2002 DEC -9 AM 11: 29

LINDA SLATER
RECORDER

\$ 15⁰⁰ PAID *[Signature]* DEPUTY

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