

APN: 1420-00-002-022  
Escrow No. 00126479 - JC  
RPTT 0.00 #4  
When Recorded Return to:  
Grantee  
2900 US Hwy 395 North  
Minden, NV 89423  
Mail Tax Statements to:  
Bank of America - NPC  
275 Valencia Avenue  
P. O. Box 2334  
Brea, CA 92822

REQUESTED BY  
**FIRST CENTENNIAL TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 JAN 28 PM 2:59

WERNER CHRISTEN  
RECORDER

\$16 PAID *KJ* DEPUTY

SPACE ABOVE FOR RECORDERS USE

**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH:** That Paula Lynn Lippincott, spouse of Grantee in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, hereby quitclaim to Doug Hugh Lippincott, a married man as his sole and separate property all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

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

Witness my/our hand (s) on this 15 day of January, 2004.

*Doug Lippincott*  
\_\_\_\_\_  
Doug Hugh Lippincott

*Paula Lynn Lippincott*  
\_\_\_\_\_  
Paula Lynn Lippincott

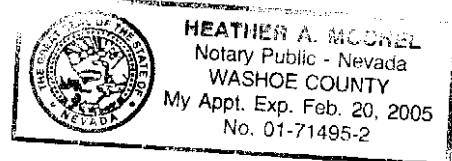
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on  
by Doug Hugh Lippincott and Paula Lynn Lippincott.

*January 15, 2004*

*Heather A. McDanel*  
\_\_\_\_\_  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

0603124

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## Exhibit A

### PARCEL 1:

That portion of the West ½ of the West ½ of Section 30, Township 14 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the West ¼ corner of said Section 30; thence Northerly along the Westerly line of the Northwest ¼ of said Section 30, North 0°44'27" East, 1088.76 feet to a point on the centerline of a drainage slough; thence Easterly along said centerline South 80°53'27" East, 89.71 feet; thence South 73°17'39" East, 111.34 feet; thence South 72°00'17" East, 194.29 feet; thence North 78°36'48" East, 144.04 feet; thence North 87°09'40" East, 5.46 feet; thence leaving said centerline South 0°46'16" West, 2756.85 feet to a point on the Northerly Natural High Water Line of the Carson River, as said line existed as of August, 1992; thence Westerly along said Northerly line South 72°41'15" West, 142.71 feet; thence North 48°34'12" West, 43.16 feet; thence North 33°54'26" West, 41.50 feet; thence North 44°43'42" West, 125.54 feet; thence North 51°02'22" West, 168.88 feet; thence North 76°16'13" West, 77.30 feet; thence North 60°44'26" West, 42.61 feet to a point on the Westerly line of the Southwest ¼ of said Section 30; thence Northerly along said Westerly line North 0°46'16" East, 1490.50 feet to the West ¼ corner of said Section 30, which is the Point of Beginning of this description.

### PARCEL 2:

An easement for ingress and egress over those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land North 89°15'11" West, 30.00 feet; thence North 33°27'12" West, 66.50 feet to the TRUE POINT OF BEGINNING; thence North 33°27'12" West, 36.27 feet; thence North 89°15'11" West, 350.98 feet; thence North 76°09'52" West, 41.08 feet; thence North 89°15'11" West, 67.38 feet; thence South 77°39'30" West, 41.08 feet; thence North 89°15'11" West, 629.91 feet; thence South 0°44'49" West, 30.00 feet; thence South 15°16'41" East, 57.23 feet to a point on the Southerly line of said land; thence Easterly along said Southerly line South 89°15'11" East 31.22 feet; thence North 15°16'41" West, 57.23 feet; thence South 89°15'11" East, 602.15 feet; thence North 77°39'30" East 41.07 feet; thence South 89°15'11" East, 60.50 feet; thence South 76°09'52" East, 41.07 feet; thence South 89°15'11" East, 374.83 feet to the TRUE POINT OF BEGINNING.

### PARCEL 3:

An easement for ingress and egress over those portions of the Northwest 1/4 of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as document No.

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158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land North 89°15'11" West, 30.00 feet; thence North 33°27'12" West, 102.77 feet; thence South 89°15'11" East, 87.58 feet to a point of the Easterly line of said land, said point also being on the Westerly right-of-way line of U.S. Highway 395; thence Southerly along said line to the Point of Beginning.

PARCEL 4:

An easement for ingress and egress over those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

A strip of land 30.00 feet in width, lying 15 feet on each side of the following described centerline:

Beginning at the Southwest corner of that certain parcel of land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as Document No. 158116 of the Official Records of said Douglas County; thence Easterly along the Southerly line of said parcel of land South 89°15'11" East, 1,123.43 feet to the TRUE POINT OF BEGINNING; thence South 15°16'41" East, 639.35 feet; thence South 15°08'55" East, 73.97 feet; thence South 9°25'41" East 70.52 feet; thence South 1°57'26" East, 83.98 feet; thence South 9°47'42" West, 119.02 feet; thence South 11°45'16" West, 113.32 feet; thence South 14°02'21" West, 36.89 feet; thence South 20°50'01" West, 255.77 feet; thence South 29°59'50" West, 153.13 feet; thence North 74°59'11" West, 492.64 feet to the point of ending.

The sidelines of said 30.00 foot strip of land shall be shortened or lengthened to intersect adjacent property lines.

EXCEPTING THEREFROM all Personal Property which may be located on said land, including but not limited to a Mobile Home.

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 March 2, 1998 in Book 398, Page 0219 as Document No. 433855, Official Records.

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