

APN R.P.T.T. 14.30

APN 13-030-05-06

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That UNIVERSITY OF NEVADA, LAS VEGAS-FOUNDATION

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant,
Bargain, Sell and Convey to Richard E. Ward and Korla M. Ward, husband and wife
as Joint Tenants

all that real property situated in the _____ County of Lincoln

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION

SUBJECT TO: 1. Taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights-of-way and easements of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand on this 4th day of January, 1996

STATE OF NEVADA
COUNTY OF Clark) SS.

BY: John F. Gallagher *John F. Gallagher*

Executive Director

University of Nevada, Las Vegas - Foundation

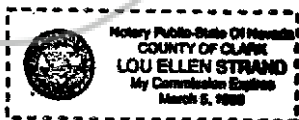
On January 4, 1995
Before me, a Notary Public, personally appeared

John F. Gallagher

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature Lou Ellen Strand
(Notary Public)

(Notarial Seal)



ESCROW NO:
95-10-1997JH

MAIL TAX STATEMENTS TO: Mr. Richard Ward
2140 Eaglecloud Drive, Henderson, NV 89014

EXHIBIT "A"

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

Township 3 South, Range 67 East, M.D.B.&M.

Section 2: East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) EXCEPTING THEREFROM the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

ALSO EXCEPTING therefrom any portion of land extension with the boundaries of US Highway 93.

ASSESSOR'S PARCEL NUMBER FOR 1995 - 1996: 13-030-05

104688

Cow County Title

January 24, 1996

55 4

P 117

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Yuriko Setzer

By *Lillian Bouchie* deputy