

19010941

WHEN RECORDED MAIL TO:
Rocky Mountain Company
P.O. Box 338
St. George, UT 84771

QUITCLAIM DEED

THIS INDENTURE, made this 26 day of August, 1996,
between GEORGE R. SANT, Trustee of THE G.R.S. TRUST, dated
December 13, 1993, GEORGE R. SANT, individually, and C. BRYANT
HORNE, Trustee of THE NELL H. SANT TESTAMENTARY TRUST, of the
County of Orange, State of California, the parties of the first
part, and ROCKY MOUNTAIN COMPANY, a Utah Limited Partnership, of
the County of Washington, State of Utah, the party of the second
part,

WITNESSETH:

That the said parties of the first part, for and in
consideration of the sum of ONE DOLLAR (\$1.00), lawful money of
the United States of America to them in hand paid by the party
of the second part, and for other valuable considerations, the
receipt whereof is hereby acknowledged, do by these presents
release, remise, and forever quitclaim unto the said parties of
the second part, and to their heirs and assigns forever, all
that certain lot, piece, or parcel of land situate in the County
of Lincoln, State of Nevada, more particularly bounded and
described as follows:

See Exhibit "A" attached hereto and incorporated
herein by reference.

TOGETHER WITH, all and singular, the tenements,
hereditaments, and appurtenances thereunto belonging or in
anywise appertaining, and the reversion and reversions,
remainder and remainders, rents, issue and profits thereof.

1 TO HAVE AND TO HOLD, the said premises, together with
2 the appurtenances, unto the said party of the second part, and
3 to their heirs and assigns forever.

4 IN WITNESS WHEREOF, the parties of the first part have
5 hereunto set their hands the day and year first above written.
6

7 George R. Sant
8 GEORGE R. SANT
9 Trustee of THE G.R.S. TRUST
10 dated December 13, 1993

11 George R. Sant
12 GEORGE R. SANT

13 C. Bryant Horne
14 C. BRYANT HORNE
15 Trustee of THE NELL H. SANT
16 TESTAMENTARY TRUST

17 ^{Utah}
18 STATE OF ~~CALIFORNIA~~)
19 ^{Washington}) ss.
20 County of ~~Orange~~)

21 On this 26 day of August, A.D., 1996, personally
22 appeared before me, a Notary Public, in and for the county and
23 state aforesaid, GEORGE R. SANT, Trustee of THE G.R.S. TRUST,
24 dated December 13, 1993, known to me to be or who proved to me
25 to be the person described in and who executed the above and
26 foregoing instrument; who acknowledged to me that they executed
27 the same freely and voluntarily and for the uses and purposes
28 therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and

///

///

1 affixed my official seal the day and year first above-written.



2
3 Mary Mendoza
4 Notary Public

5 Utah
6 STATE OF ~~CALIFORNIA~~)
7 County of Washington ; ss.
8 ~~Orange~~

9 On this 26 day of August, A.D., 1996, personally
10 appeared before me, a Notary Public, in and for the county and
11 state aforesaid, GEORGE R. SANT, known to me to be or who proved
12 to me to be the person described in and who executed the above
13 and foregoing instrument; who acknowledged to me that they
14 executed the same freely and voluntarily and for the uses and
15 purposes therein mentioned.

16 IN WITNESS WHEREOF, I have hereunto set my hand and
17 affixed my official seal the day and year first above-written.

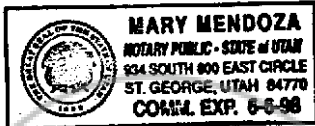


18 Mary Mendoza
19 Notary Public

20 Utah
21 STATE OF ~~CALIFORNIA~~)
22 County of Washington ; ss.
23 ~~Orange~~

24 On this 26 day of August, A.D., 1996, personally
25 appeared before me, a Notary Public, in and for the county and
26 state aforesaid, C. BRYANT HORNE, known to me to be or who
27 proved to me to be the person described in and who executed the
28 above and foregoing instrument; who acknowledged to me that they
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

1
2 IN WITNESS WHEREOF, I have hereunto set my hand and
3 affixed my official seal the day and year first above-written.



Mary Mendoza
Notary Public

EXHIBIT "A"

Situate in the County of Lincoln, State of Nevada, described as follows:

Parcel No. I

Commencing at a point which is the Northeast (NE) corner of Section 13, Township 4 South, Range 66 East M.D.B. & M thence S. 11°08'30" W., 12,185.64 feet to the True Point of Beginning; thence N. 58°00'00" E., 60.00 feet to the centerline of the Meadow Valley flood channel; thence S. 47°00'00" E., 183.00 feet; thence S. 22°00'00" E., 306.00 feet, thence S. 08°00'00" E., 308.00 feet; thence S. 03°35'45" W., 518.00 feet; thence S. 21°00'00" W., 140.00 feet; thence S. 33°00'05" W., 150.00 feet; thence S. 43°59'53" W., 220.00 feet; thence S. 76°39'16" W., 274.28 feet; thence N. 04°30'00" W., 180.00 feet to point "A," thence N. 62°00'00" E., 259.99 feet; thence S. 79°59'53" E., 64.00 feet; thence N. 53°00'00" E., 140.00 feet; thence N. 11°39'18" E., 420.81 feet; thence N. 02°01'34" E., 331.13 feet; thence N. 14°15'57" W., 312.35 feet; thence N. 33°16'04" W., 306.61 feet to the point of beginning.

Together with those Treehouse condominium units numbered 001, 002, 003 and 004, three of said units being further identified by AP Nos. 9-012-75, 9-012-76 and 92-012-77, all of which are completed or in various stages of construction, with locations shown on the map attached hereto and incorporated herein on page 3 of this Exhibit "A", and including the building site for each of said Treehouse Condominium unit structures being and including that parcel or portion of this Parcel No. I, said building sites contained within the drip line of the eaves of each condominium unit.

Parcel No. II

Being a strip of land forty (40) feet wide, lying twenty (20) feet each side of a centerline described as follows:

Commencing at point "A" referred to in the description of Parcel I above; thence N. 62°00'00" E., 50.00 feet to the true point of beginning; thence continuing on said bearing of N. 62°00'00" E., 150.17 feet to a point of tangency with a curve, concave to the Northwest, having a radius of 50.00 feet; thence continuing along said curve through an angle of 72°45'30" an arc distance of 63.49 feet; thence N. 10°44'30" W., 38.44 feet to a point of tangency with a curve, concave to the Southwest, having a radius of 100.00 feet; thence along said curve through an angle of

1 50°28'30" an arc distance of 88.10 feet; thence N. 61°13'00" W.,
 2 227.15 feet to a point of tangency with a curve, concave to the
 3 Southwest having a radius of 1,000.00 feet; thence along said
 4 curve through an angle of 4°49'00" an arc distance of 84.07
 5 feet; thence N.66°03'00" W., 283.35 feet to a point in the
 6 centerline of Nevada State Highway No. 55 said point being
 7 designated as Highway Engineer's Station 421 + 67.07 on FAS
 8 Route 633 (Project S-633(1)) corrected deed, Document No. 55665,
 9 Book 12, Page 441 of Official Records, Lincoln County, Nevada.

10 Excepting therefrom that portion conveyed to the State of
 11 Nevada, Department of Transportation at 1263 South Stewart
 12 Street, Carson City, Nevada 89712, by Corrected Sales Deed,
 13 Document No. 55665, Book 12, Page 441 and recorded January 6,
 14 1975 of Official Records of Lincoln County, Nevada.

15 APN: 09-012-75; 09-012-76; 09-012-77; 13-140-08

16
 17
 18 NO. 108703
 19 Filed And Recorded At Request Of
 20 Cow County Title
 21 March 26, 1997
 22 At 02 Minutes Past 2 O'Clock
 23 P M In Book 127 Of Official Records
 24 Page 127 Lincoln County Nevada.
 25 Yuriko Setzer
 26 County Recorder
 27 by Leslie Baucher, deputy