

WHIS RECORDED MAIL TO:  
BANK OF AMERICA  
101 N 15th AVE  
DEPT 5911, 14TH FLOOR  
PHOENIX ARIZONA 85003  
ATTN: CHRISTI PERRY

Affix I.R.S. \$ 5,107<sup>00</sup>

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That Bank of America Nevada, a Nevada corporation ("Grantor")

in consideration of \$ 10.00 (ten) the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Real Estate Collateral Management Company, a Delaware Corporation ("Grantee")

all that real property (the "Property") situated in the City of Carson State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

AFN 3-093-05  
3-092-01  
3-094-01  
3-096-01  
3-096-03  
4-061-02

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. Grantor warrants to Grantee that title to property is free and clear of all liens and encumbrances, except as shown in Exhibit B attached hereto; provided, however, that this warranty is for the benefit of and shall be enforceable only by Grantee, and not by an of Grantee's successors or assigns.

Witness My hand, On this 22 day of November, 1993

C. N. Hainsworth  
C. N. Hainsworth, Vice President

Ellen Schwertfeger  
Ellen Schwertfeger, Vice President

STATE OF: Nevada

ss

COUNTY OF: Clark

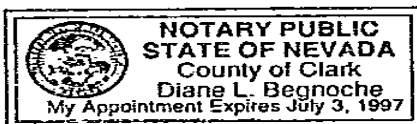
ON November 22, 1993

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC (OR JUDGE OR OTHER AUTHORIZED PERSON, AS THE CASE MAY BE),

C. N. Hainsworth  
and  
Ellen Schwertfeger

PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSONS(S) WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

Diane L. Begnoche  
NOTARY PUBLIC



Order No. \_\_\_\_\_

When Recorded, mail to

BA Properties OREO #4242  
P.O. B3609  
Terminal Annex  
Los Angeles, California 90051

Attention: Acquisitions Department

Recorder's Stamp

EXHIBIT "A"

PARCEL 1:

Lots 1, 2, 3, 4, 5, 8 and 9 in Block 49, SEARS, THOMPSON & SEARS DIVISION, Carson City, Nevada; and

The North 1/2 & the East 24.40 feet of the South 1/2 of Lot 6 and the East 24.40 feet of lots 7 and 10, all in block 49, SEARS THOMPSON & SEARS DIVISION, Carson City, Nevada, and

Those portions of the 6th and 7th Streets and Curry Street and the alley within said Block 49, as abandoned and vacated by document recorded October 24, 1984, Book 378, Page 657, Document No. 31147, Official Records of Carson City, Nevada, more fully described as follows:

PARCEL NO. A

A parcel of land being a portion of the public right of ways of Ormsby Street, now known as Curry Street, Sixth Street, and Seventh Street, all being adjacent to Block 49, as shown on the Official Map of the SEARS, THOMPSON & SEARS DIVISION, Carson City, Nevada, and being more particularly described as follows:

Beginning at the Southeast corner of said Block 49, proceed West along the South line of said Block, a distance of 114.62 feet; thence South at right angles to the proceeding course, a distance of 10.00 feet; thence East along a line 10 feet a distance of and parallel with the South line of said Block 49, a distance of 131.12 feet to a point in the common right of way of Curry and Seventh Streets; thence North along a line 16.50 feet East of and parallel with the East line of said Block 49, a distance of 190.00 feet more or less to a point in the common right of way of Curry and Sixth Streets, thence West along a line 10.00 feet, North of and parallel with the North line of said Block 49, a distance of 131.12 feet; thence South at right angles to the preceding course, a distance of 10.00 feet to a point on the North line of said Block 49; thence East along the North line of said Block 49, a distance of 114.62 feet to the Northeast corner of said Block 49; thence South along the East line of said Block 49, a distance of 170.00 feet more or less returning to the POINT OF BEGINNING.

PARCEL NO. A CONT'D

EXCEPTING THEREFROM the external areas of 6.00 feet radii curves connecting the new right of way lines being created herein at the intersections of Seventh Street and Curry Street and Sixth Street and Curry Street.

APN 3-093-05

PARCEL NO. B

An alley approximately 10 feet wide and 170 feet long, extending from the North right of way line of Seventh Street to the South right of way line of Sixth Street, through Block 49 of the SEARS, THOMPSON, & SEARS DIVISION SUBDIVISION, as shown on Plat No. 186 of the Official Records of Carson City, Nevada.

PARCEL NO. 2

All of Blocks 41 and 50 in SEARS, THOMPSON & SEARS DIVISION, Carson City, Nevada, including the area within the alley traversing Block 41, abandoned by order recorded October 5, 1971, in Book 114, Page 594, Official Records and including the area within the alley traversing Block 50 abandoned by order recorded May 20, 1970, in Book 97 of Official Records, Page 488.

All that portion of Sixth Street, Carson City, Nevada, lying between the East line of Curry Street and the West line of Carson Street that was vacated by order of the Board of Supervisors of Carson City, Nevada, recorded October 5, 1971, in Book 114, Page 596, Official Records.

APN 3-092-01

APN 3-094-01

PARCEL NO. 3

Lots 2 and 3 in Block 51 of SEARS, THOMPSON & SEARS DIVISION, Carson City, Nevada, together with the West 1/2 of that certain North-South alley running through Block 51 of SEARS, THOMPSON & SEARS DIVISION, Carson City, Nevada, as abandoned by resolution recorded March 18, 1960, in Book 83, Page 269, Official records, which lies adjacent to Parcel 1 above

EXHIBIT "A" CONT'D

APN 3-096-01

PARCEL NO. 4

The West 70 feet of Lots 6, 7, and 10, Block 51 of SEARS,  
THOMPSON & SEARS DIVISION, Carson City, Nevada.

APN 3-096-03

PARCEL NO. 5

Lots 5 and 10, inclusive, in Block 4 of PIERSON AND  
GOODRIDGE DIVISION, Carson City, Nevada.

Together with all of that portion of the vacated and  
abandoned alley adjacent to said lots: said alley being  
vacated by resolution of the Carson City Board of Trustees  
dated February 11, 1936 and is of record in office of the  
Ormsby County Clerk in Book 6 of City Trustees Records at  
page 358.

APN 4-061-02

OFFICIAL COPY

## SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$38,456.29 Assessors Parcel No. 03-093-05  
1st Installment: \$9,614.08 PAID  
2nd Installment: \$9,614.07 DUE: OCTOBER 4, 1993  
3rd Installment: \$9,614.07 DUE: JANUARY 3, 1994  
4th Installment: \$9,614.07 DUE: MARCH 7, 1994
2. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$108,297.46 Assessors Parcel No. 03-092-01  
1st Installment: \$27,074.38 PAID  
2nd Installment: \$27,074.36 PAID  
3rd Installment: \$27,074.36 DUE: JANUARY 3, 1994  
4th Installment: \$27,074.36 DUE: MARCH 7, 1994
3. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$4,864.44 Assessors Parcel No. 03-094-01  
1st Installment: \$1,216.11 PAID  
2nd Installment: \$1,216.11 PAID  
3rd Installment: \$1,216.11 DUE: JANUARY 3, 1994  
4th Installment: \$1,216.11 DUE: MARCH 7, 1994
4. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$808.72 Assessors Parcel No. 03-096-01  
1st Installment: \$202.18 PAID  
2nd Installment: \$202.18 PAID  
3rd Installment: \$202.13 PAID  
4th Installment: \$202.18 DUE: MARCH 7, 1994
5. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$992.78 Assessors Parcel No. 03-096-03  
1st Installment: \$248.21 PAID  
2nd Installment: \$248.19 PAID  
3rd Installment: \$248.19 PAID  
4th Installment: \$248.19 DUE: MARCH 7, 1994
6. TAXES for the fiscal year, 1993-94, a lien now due and payable in the total amount of \$2,408.96 Assessors Parcel No. 04-061-02  
1st Installment: \$602.24 DELINQUENT, plus penalties  
2nd Installment: \$602.24 DUE: OCTOBER 4, 1993  
3rd Installment: \$602.24 DUE: JANUARY 3, 1994  
4th Installment: \$602.24 DUE: MARCH 7, 1994
7. THE LIEN of supplemental property taxes, if any, by reason new construction or additions, pursuant to the provisions of the 1983 Nevada Legislature under Nevada Revised Statutes No. 361.260.
8. ANY LIENS that may be levied for Water and Sewer Assessments by reason of said lands lying within the boundaries of Carson City, Nevada.

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9. EASEMENTS and Rights of Way for utilities, power poles, lines, guy wires, anchors and incidental purposes as may be disclosed by a physical inspection of said land.
10. Easements, provisions, recitals and dedications as delineated and set forth on the official map of said subdivision.
11. ANY liens that may be levied for redevelopment purposes by reason of said lands lying within the boundaries of Carson City Redevelopment Project No. 1 as disclosed by an instrument recorded March 17, 1986, in Book 420, Page 435, as Document No. 43774.

NOTE:

The total liability of First Centennial Title Company of Nevada, Inc. and Commonwealth Land Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Report of Title. Any reliance placed upon the matters expressed herein shall have no value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

NOTE:

The fee for this Preliminary Report of Title is \$150.00 in the event a Policy of Title Insurance is not issued.

NOTE:

THIS REPORT MAKES NO REPRESENTATIONS AS TO WATER, WATER RIGHTS, MINERAL OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT OR A RESULTING TITLE POLICY FOR SUCH RIGHTS OR OWNERSHIP.

FILED FOR RECORD  
AT THE REQUEST OF  
*First American Title*  
94 JAN 27 'P2:29

FILE NO. 000155987  
KIYOSHI NISHIKAWA  
CARSON CITY RECORDER  
FEE \$ 12.00 DLS AC

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