

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0073-88

APN 163-03-299-009

Location PIONEER WAY & OAKLEY BLVD

Applicant WAYNE BROWN

Subject

PARCEL MAP(S) FOR PM-0073-88



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 5, 1988

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

PUBLIC WORKS
SURVEY DIVISION
PLANNING AND
DEVELOPMENT
DEC 9 1988

SUBJECT:

Wayne J. Brown
PM-73-88

COPIES TO:

City Engineer
Survey

This Division requests that the following be attended to prior to our approval of the subject parcel map.

1. Place the tangents of the curves on the map.
2. If R.L.S. Caps were found on the rebars, show the R.L.S. number.

C.D. Peterson
C.D. Peterson, R.L.S.

CDP:ld

INTER-OFFICE MEMORANDUM

July 14, 1988

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

PLANNING AND
JUL 15 1988
DEVELOPMENT

SUBJECT: COMMENTS RE:

Reversionary Map
PMC-88-75/PMC-89-75
Wayne J. Brown

COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. We have no objection to the reverting of these two Clark County parcel map recordations.
2. We reserve the right to review future plans to determine appropriate Conditions of Approval when a new parcel map or subdivision is proposed.

KJM4/138

INTER-OFFICE MEMORANDUM

December 27, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-73-88
Wayne Brown Reversionary Map

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director.
The map(s) are submitted to you for signature before recordation.

INTER-OFFICE MEMORANDUM

December 27, 1988

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel



SUBJECT:

PM-73-88
Wayne Brown Reversionary Map

COPIES TO:

The property is located on the northwest corner of Oakey Blvd. and Pioneer Way. The zoning is R-E under R.O.I. to R-PD2. This is a reversionary map of a previously approved and recorded parcel map. One 5 acre parcel is being created. The Department of Public Works required the right to review future parcel maps or subdivision maps for determining Conditions of Approval; no objections to the recordation of the reversionary parcel map. The Survey Division had two corrections on the map; these have been done. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

Date

12/16/88

- July 14, 1988

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

PLANNING AND
DEVELOPMENT
DEC 16 1988

SUBJECT: COMMENTS RE:

Reversionary Map **REVISED**
PMC-88-75/PMC-89-75
Wayne J. Brown

COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. We have no objection to the reverting of these two Clark County parcel map recordations.
2. We reserve the right to review future plans to determine appropriate Conditions of Approval when a new parcel map or subdivision is proposed.

KJM4/138

INTER-OFFICE MEMORANDUM

Date

December 5, 1988

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

PUBLIC WORKS
SURVEY DIVISION
PLANNING AND
DEVELOPMENT

SUBJECT:

Wayne J. Brown
PM-73-88

COPIES TO:

City Engineer
Survey

This Division requests that the following be attended to prior to our approval of the subject parcel map.

1. Place the tangents of the curves on the map.
2. If R.L.S. Caps were found on the rebars, show the R.L.S. number.

C.D. Peterson
C.D. Peterson, R.L.S.

CDP:ld

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *E. Thullig*

SUBJECT: PM - 73-88

DATE: 12/9/88

4
PLANNING AND
DEV 12 1988
DEVELOPMENT

- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

NO OBJECTIONS

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 12/5/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
~~ZONING DIVISION, JOHN HERBERT~~
~~FIRE SERVICES, RICK LAZENBY~~
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~
~~CLARK COUNTY HEALTH DISTRICT~~

RE: PM - 73 - 88

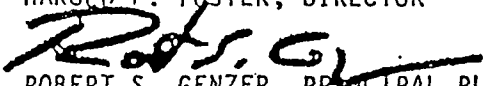
SUBMITTED BY: WAYNE BROWN REVERSIONARY MAP -
PM-88-75 (city) & PM-89-75 (city) *

May we have your comments, recommendations, and suggestions, no later than
ASAP It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

* To avoid confusion regarding
this REVERSIONARY MAP, it has been
assigned this number. Sorry for
the inconvenience.

R.S.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 11/30/88

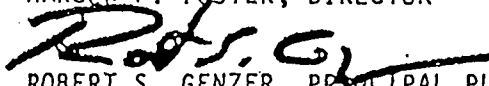
TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, RICK LAZENBY
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT
~~Department of Public Works, Doug Peterson~~
RE: Revised Reversionary Map PM-88-75 (county) & PM-89-75 (county)

SUBMITTED BY: WAYNE J. BROWN

May we have your comments, recommendations, and suggestions, no later than

ASAP It is important that a reply be received at this office, even though you may not have any requirements affecting this map.

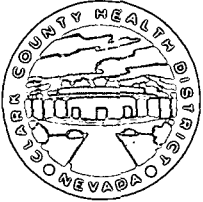
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

DATE: July 8, 1988

OWNER: Brown, Wayne J & Faye L

PM NO: PM 88-75 (COUNTY)
PM 89-75 (COUNTY)

SURVEYOR: Bronken, Karsten T.

City of Las Vegas &

According to the Clark County Sanitation District, municipal sewer is not available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel maps one (1) lot is involved for each Reversionary Map/Area, approximately 2.2 ac each.

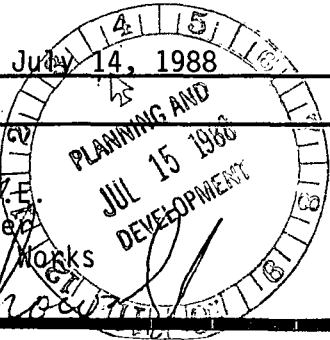
COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal water is available to property. Sewer is not available. Lot sizes exceed minimum requirements of the Health District for individual septic systems with municipal water.

96,096 sq ft 2.2 ac (each)

INTER-OFFICE MEMORANDUM

Date



TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

COMMENTS RE:

Reversionary Map
PMC-88-75/PMC-89-75
Wayne J. Brown

COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

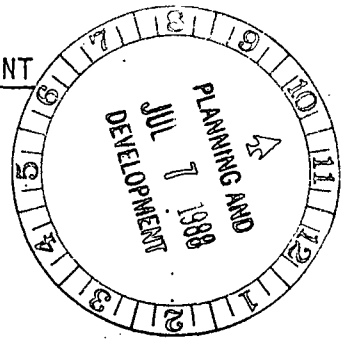
1. We have no objection to the reverting of these two Clark County parcel map recordations.
2. We reserve the right to review future plans to determine appropriate Conditions of Approval when a new parcel map or subdivision is proposed.

KJM4/138

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 6/27/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: REVERSIONARY Map. - PM-88-75(county) and PM-89-75(county)

SUBMITTED BY: Wayne J. Brown

May we have your comments, recommendations, and suggestions, no later than
ASAP It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

Ann Vilbert
Fire Alarm Office
7-6-88

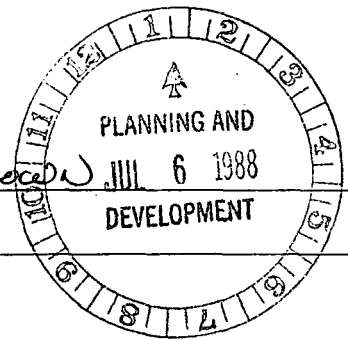
TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

PARCEL MAP WAYNE J. BROOK

DOE & PRONGER AVES



- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire code.
- ☐ 7. Dead end fire lanes not to exceed 150' unless provided with an approved turning radius of 45'6"
- ☐ 8. Minimum turning radius of 45'6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: ☒ 11. UBC, UFC, NFPA, CITY ORD 3318 APPLICABLE

- ☒ 1. Provide this department with informatioun on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant.
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/27/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT 6-2888
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: Reversionary Map - PM-88-75(county) and PM-89-75(county)

SUBMITTED BY: Wayne J. Brown

May we have your comments, recommendations, and suggestions, no later than
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: July 1, 1988

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
✓ CLARK COUNTY HEALTH DISTRICT

RE: REVERSIONARY MAP - PM-88-75(County) and PM-89-75(County)

SUBMITTED BY: WAYNE J. BROWN

May we have your comments, recommendations, and suggestions, no later than
ASAP. It is important that a reply be received at this
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/27/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
~~ZONING DIVISION, JOHN HERBERT~~
~~FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING~~
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~
CLARK COUNTY HEALTH DISTRICT

RE: REVERSIONARY Map. - PM-88-75(county) and PM-89-75(county)

SUBMITTED BY: Wayne J. Brown

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
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3. Land Dev. - Appl. and Map

REVERSIONARY
PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: June 16, 1988

1. Owner(s) of Record: Wayne J. Brown and Faye L. Brown
Address: 640 E. Sahara Ave., Las Vegas, NV 89104 Phone No.: 731-0405
2. Name of Surveyor: Karsten T. Bronken
Address: 1818 Industrial Rd., Las Vegas, NV 89102 Phone No.: 382-6660
3. Location of Parcel Map: Section 3 Township 21 South Range 60 East
Tax Parcel No.: 310 - 340 - 006; - 021 - 023; - 038 - 041
4. Acreage: 5 Number of Parcels to be Created: 0 Land Use Zone: R-E
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major streets:
Oakey Boulevard
7. Describe the existing improvements and/or condition of streets in item #6 above:
N/A - Reversionary Map
8. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing water line:
N/A
9. Will the property be serviced by the City Sanitary Sewer System? Yes No
If no, indicate how sewer service will be provided: N/A
10. Is immediate development proposed on the parcels of land to be created? Yes No X
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

The undersigned Owner(s) of Record hereby requests this parcel map application to be submitted to the Planning Commission and City Commission for consideration and all statements and answers contained herein are in all respects true and correct.

Signatures:

Wayne J. Brown
Owner(s) of Record

Karsten T. Bronken
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

***** FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY *****

Filing Fee: 50.00

Received by: R.P.

Receipt No.: 39150

Case No.: REVERSIONARY Map -

Date: 6/24

PM - 88 - 75 (cnty)

PM - 89 - 75 (cnty)

Q-3-3

Ala R. P. T. T. S.

#7 0 6 0 2 0 0 3 0 0

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That FAYE BROWN, an unmarried woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to WAYNE J. BROWN, an unmarried man

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East
M.D.B. & M.

Also known as Government Lot Fifty-six (56) situate in Section 3, Township 21
South, Range 60 East, M.D.B. & M.

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

Witness my hand this 2nd day of June, 1988

STATE OF NEVADA }
COUNTY OF CLARK } ss.

Faye Brown
Faye Brown

On June 2, 1988
personally appeared before me, a Notary Public, _____

Faye Brown

who acknowledged that She executed the above
instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MYLA YAHRAUS
My Appointment Expires May 24, 1991

ESCROW NO. _____
ORDER NO. _____
WHEN RECORDED MAIL TO: WAYNE J. BROWN
430 E. 5th Ave, Las Vegas, NV, 89102

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

W BROWN

86-02-88 16:11 NA1
OFFICIAL RECORDS
BOOK: 880602 INST: 00808
FLP: 5.00 RPT: EX007

AM. S.P.T. 1 23,65

GRANT, BARGAIN, SALE DEED

THE UNDERTAKING WITHINETH: That FRED L. KENNEDY and MARY ELAINE KENNEDY, husband and wife;
DAVID F. WELLES and GALA JEANETTE WELLES, husband and wife;
GEORGE G. TATE and VERENA L. TATE, husband and wife; as their
 interest may appear
 in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
WAYNE BROWN and LAYE BROWN, husband and wife as joint tenants

all that real property situated in the _____ County of Clark
 State of Nevada, bounded and described as follows:

* as Trustees under agreement dated the 11th of August, 1976

The South Half (S1) of Government Lot Fifty-six (56) being situated in the Southwest
 Quarter (SW1) of the Northwest Quarter (NW1) of Section 3, Township 21 South, Range 60
 East, M.D.B. & M.

EXCEPTING THEREFROM that portion as conveyed to Clark County for roads and incidental
 purposes by Deed recorded June 3, 1976 and July 8, 1976 as Document No. 586579 and
 Document No. 59735 of Official Records, Clark County, Nevada.



SUBJECT TO: 1. Taxes for the fiscal year 1976-1977
 2. Rights of way, reservations, restrictions, easements and conditions
 of record.

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

Witness my hand and seal this 20 day of April 1977
FRED L. KENNEDY MARY ELAINE KENNEDY DAVID F. WELLES
GALA JEANETTE WELLES GEORGE G. TATE VERENA L. TATE

STATE OF Nevada
 County of Clark

On this 20 day of April 1977

personally appeared before me, a Notary Public in and for said

County and State, FRED L. KENNEDY

MARY ELAINE KENNEDY DAVID F. WELLES

GALA JEANETTE WELLES GEORGE G. TATE

VERENA L. TATE

I know to me to be the persons described in and who executed
 the foregoing instrument, who acknowledged to me that they
 executed the same freely and voluntarily and for the uses and
 purposes therein mentioned.

Notary Public in and for said County and State.
 Notary Public, State of Nevada

CLARK COUNTY
 Gayle E. Hedge

My Commission Expires Nov 14, 1980

ESCROW NO. 5675-JN

WHEN RECORDED MAIL TO: Wayne Brown et al
1812 Griffith Ave., Las Vegas, Nevada 89104

INST. NO. 683310 730
 OFFICIAL RECORD BOOK NO.
 RECORDED AT REQUEST OF
 LAWYERS TITLE OF LAS VEGAS, INC.

APR 21 11 24 AM '77

CLARK COUNTY NEVADA
 JUAN L. SWIFT RECORDER

FEE 3.00 DEPUTY [Signature]

[Signature]
 C-14

2178

2137984

Order No. _____

Escrow No. LV656979-CM

WHEN RECORDED, MAIL TO:

WAYNE J. BROWN, et ux
P.O. Box 28661
Las Vegas, Nevada 89126

APR 11 1985

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LARRY LLOYD MAIN, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

WAYNE J. BROWN and LAYE BROWN, husband and wife as joint tenants

the real property situate in the County of Clark, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW4) of the Northwest Quarter (NW4) of Section 1, Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Parcel Three (3) as shown by map thereof on file in File 12 of Parcel Maps, Page 98, in the Office of the County Recorder of Clark County, Nevada.
EXCEPTING AND RESERVING also to the United States all oil, gas, and other mineral deposits in the land, together with the right to prospect for, mine and remove the same according to the provisions of the Act of June 1, 1938, as reserved in the patent recorded March 6, 1956, in Book 86, of Official Records, Clark County, Nevada records as Document No. 71876.

SUBJECT TO:

- 1) A portion of the 1985-86 taxes.
- 2) Restrictions, Reservations, Conditions, Rights, Rights of Way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated August 3rd, 1985

LARRY LLOYD MAIN

STATE OF NEVADA)

County of Clark) ss.

On August 10th, 1985, personally appeared before me, a Notary Public,

LARRY LLOYD MAIN

who acknowledged that he executed the above instrument.

Notary Public

CLARK COUNTY, NEVADA
JOAN L. SWARTZ, RECORDER
RECORDED AT REQUEST OF

FIRST AMERICAN TITLE CO. OF NEVADA
SEP 6 8 00 AM '85

FREE DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

2178

2137984

BOOK 1388

1327203

ASS. R. P. T. T. S.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DELL R. NIELSON and PENNY NIELSON, Trustees
under agreement dated March 9, 1978

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to WAYNE J. BROWN and FAYE L. BROWN, husband and wife as joint tenants,

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lots One (1) Two (2) Three (3) and Four (4) of that certain Parcel Map on file in File
12 of Parcel Maps, page 98 recorded on May 19, 1978 in Book 740 as Document No. 699396
in the Office of the County Recorder, Clark County, Nevada.

THIS INSTRUMENT IS SUBJECT TO THE
COMMITTEE TO REVIEW THE
COMMITTEE TO REVIEW THE
REMARKS, THE RECORD AT THE
OFFICE OF THE COUNTY RECORDER

Deane J. Bink
Notary Public for the State of Nevada
My Commission Expires May 1, 1981

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

Witness our hand 5 this 12th day of March, 1981

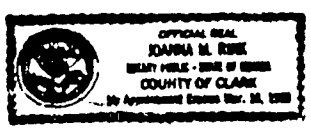
STATE OF NEVADA }
COUNTY OF CLARK } ss.

Deane J. Bink
DELL R. NIELSON, Trustee
Penny Nielson
PENNY NIELSON, Trustee

On March 12, 1981
personally appeared before me, a Notary Public, _____
Deane J. Bink

who acknowledged that he Y executed the above
instrument.

Signature Deane J. Bink
(Notary Public)
(Notarial Seal)



ESCROW NO.) 81-1715 PM Accom.
ORDER NO.)
WHEN RECORDED MAIL TO: WAYNE J. BROWN
2905 BRYANT C.V. 89102
NEV.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Deane J. Bink
MAR 12 3 46 PM '81
FEE DEPUTY
BOOK OFFICIAL RECORDS
INSTRUMENT

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