

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That INDIAN HILLS ASSOCIATES, LTD., a Limited Partnership

in consideration of \$ NONE , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES LEE CONSTRUCTION CO., INC., a Nevada Corporation as to an undivided 1/2 interest and WEYERHAEUSER VENTURE COMPANY, a Nevada Corporation as to an undivided 1/2 interest

and to the heirs and assigns of such Grantee forever, all that real property situated in the _____ County of Douglas , State of Nevada, bounded and described as follows:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 24th day of October , 19 85 .

STATE OF NEVADA

COUNTY OF Douglas

SS

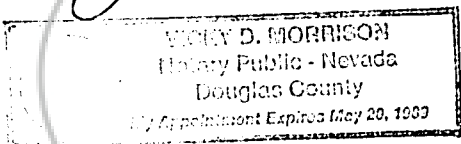
John D. Limb
INDIAN HILLS ASSOCIATES, LTD.
BY: JOHN D. LIMB, ~~President~~ PARTNER

On November 12, 1985

personally appeared before me, a Notary Public, John D. Limb, partner of the Indian Hills Associates, LTD

who acknowledged that he executed the above instrument.

Wesley D. Morrison
Notary Public



ORDER NO. _____
ESCROW NO. 39139MVM

WHEN RECORDED MAIL TO:
James Lee Construction Co. Inc.
P.O. Box 488
Gardnerville, NV 89410

The grantor(s) declare(s):
Documentary transfer tax is \$ NONE EXEMTP #3
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

FOR RECORDER'S USE

EXHIBIT "A"

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M

SECTION 7: The Southeast quarter of the Northeast quarter and the East 1/2 of the Southeast quarter.

EXCEPTING THEREFROM that portion reserved for Federal Highway under the Act of November 9, 1921 (42 Stat. 212) as set forth in Patent recorded April 23, 1945, in Book 3 of Patents, page 259, Douglas County, Nevada, records.

SECTION 8: The South 1/2 of the Northeast quarter; West 1/2 of the Southwest quarter; South 1/2 of the Northwest quarter; East 1/2 of the Southwest quarter; West 1/2 of the Southeast quarter and the East 1/2 of the Southeast 1/4

EXCEPTING THEREFROM that portion of the East 1/2 of the Southeast quarter and the Southeast quarter of the Northeast quarter of said Section 8, lying East of the Minden Branch of the Virginia and Truckee Railroad, as conveyed by the H.F. Dangberg Land and Livestock Company by instrument recorded September 10, 1910, in Book 0 of Deeds, page 80, to the State of Nevada.

SECTION 17: The North 1/2 of the North 1/2

SECTION 18: The Northeast quarter of the Northeast quarter.

EXCEPTING THEREFROM all that portion lying within the highwater line of Carson River.

Said lands more fully shown as "8", as set forth on that certain land division map H.F. DANGBERG LIVESTOCK CO. #2, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 5, 1978 in Book 578, Page 298, Official Records of Douglas County, Nevada, as Document No. 20315.

Excepting therefrom all that portion of said lands as deeded to John B. Anderson, a married man by Indian Hills Associates, Ltd., a limited partnership in instrument recorded September 26, 1980 in Book 980 at Page 2105 of Official Records, Douglas County, Nevada as Document No. 48985, more particularly described as follows:

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M

SECTION 8: The Southwest 1/4 of the Southeast 1/4, and the South 1/2 of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, and those portions of the Northeast 1/4 of the Southeast 1/4, and of the Southeast 1/4 of the Southeast 1/4, lying Westerly of the Minden Branch of the Virginia and Truckee Railroad, as conveyed by the H.F. Dangberg Land and Livestock Company, by instrument recorded September 10, 1910, in Book 0 of Deeds, Page 80, to the State of Nevada.

(Continued)

SECTION 17: The Northeast 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Northeast 1/4, and the East 1/2 of the Northeast 1/4 of the Northwest 1/4.

EXCEPTING THEREFROM all those portions of said lands lying within the high water mark of the Carson River, as it now exists.

Further excepting therefrom all portions of said land lying within the bounds of that Subdivision entitled Sunridge Heights Unit 1, Phase A, the official plat of which recorded December 15, 1982 in Book 1282 at Page 999, Official Records, Douglas County, Nevada as Document No. 74054.

Further Excepting therefrom all that portion of said lands as Deeded to Indian Hill General Improvement District, a Quasi-Municipal Corporation, recorded March 23, 1984 in Book 384, of Official Records at Page 2160, Douglas County, Nevada as Document No. 098659.

Assessment Parcel No. 21-280-04

Parcel 2

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.

SECTION 17: The West 1/2 of the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4.

SECTION 18: The Northeast 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, and that portion of the Southwest 1/4 of the Southeast 1/4 lying Easterly of the Easterly right of way of U.S. Highway 395.

EXCEPTING THEREFROM all those portions of said lands lying within the highwater mark of the Carson River, as it now exists.

Assessment Parcel No. 21-280-02

Parcel 3

Lots 1,2,3,4,5,6,7,8,9 and 10 in Block A, Lot 1 in Block B, lots 1,2,3,4,5,6 and 7 in Block C, and Lots 1 and 2 in Block D, as said lots and blocks are set forth upon that Plat of Sunridge Heights Unit 1, Phase A recorded December 15, 1982 in Book 1282 at page 999 of Official Records, Douglas County, Nevada as Document No. 74054.

Assessment Parcel Nos. 21-302-01
21-304-01 and 02
21-301-01 through 10
21-303-01 through 07

REQUESTED BY
LAWYERS TITLE
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

85 NOV 22 P3:59

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SUZANNE BEAUDREAU
RECORDER
\$ 7.00 PAID JL DEPUTY

127357

BOOK 1185 PAGE 2379