

1 When Recorded Mail To:

MAIL TAX STATEMENTS TO:  
Ronald Simek  
P. O. Box 248  
Minden, Nevada 89423

2 STEPHEN D. HARTMAN  
3 ALLISON, MacKENZIE, HARTMAN,  
4 SOUMBENIOTIS & RUSSELL, LTD.  
5 P.O. Box 646  
6 Carson City, NV 89702

7 GRANT, BARGAIN AND SALE DEED

8 THIS INDENTURE, made this 12<sup>th</sup> day of January,  
9 1987, by and between MODEL DAIRY, INC., a Nevada corporation,  
10 grantor, and RONALD SIMEK, an unmarried man, of Gardnerville,  
11 Nevada, grantee, P.O. Box 248, Minden, Nevada 89423,

12 W I T N E S S E T H:

13 That the grantor, in consideration of the sum of TEN  
14 DOLLARS (\$10.00), lawful money of the United States, and other  
15 good and valuable consideration to them in hand paid by the  
16 grantee, the receipt whereof is hereby acknowledged, and solely  
17 for purposes of adjusting lot line boundaries, does by these  
18 presents grant, bargain and sell to the grantee, and to his  
19 successors and assigns forever, all of their right, title and  
20 interest in that certain lot, piece or parcel of land situate,  
21 lying and being in Douglas County, State of Nevada, and more  
22 particularly described as follows:

23 (See Exhibit "A" attached hereto and  
24 incorporated herein by this reference.)

25 TOGETHER WITH all and singular the tenements, here-  
26 ditaments and appurtenances thereunto belonging or in anywise  
27 appertaining and the reversion and reversions, remainder or  
28 remainders, rents, issues and profits thereof.

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1 TO HAVE AND TO HOLD all and singular the premises, to-  
2 gether with the appurtenances, unto the said grantees and to his  
3 successors and assigns forever.

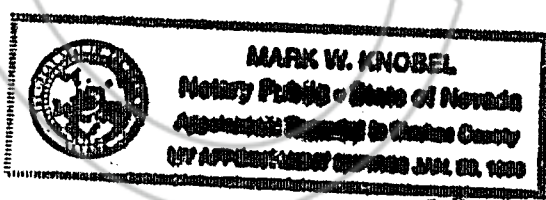
4 IN WITNESS WHEREOF, the grantor has executed this con-  
5 veyance the day and year first above written.

6 "GRANTOR"  
7  
8 MODEL DAIRY, INC., a Nevada  
9 corporation  
10 By Thomas E. Bahan  
11 THOMAS BAHAN, President

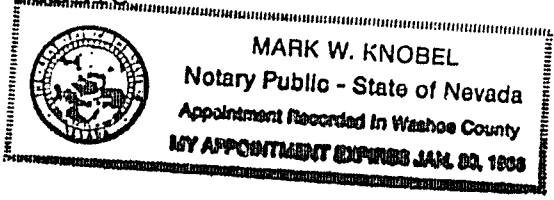
14 STATE OF NEVADA )  
15 COUNTY OF Washoe ) : SS

16  
17 On this 12<sup>th</sup> day of January, 1987, before me,  
18 the undersigned, a Notary Public, personally appeared THOMAS  
19 BAHAN, known to me to be the President of MODEL DAIRY, INC., a  
20 Nevada corporation, who executed the foregoing instrument, and  
21 he acknowledged to me that he executed the same freely and  
22 voluntarily, and for the uses and purposes therein mentioned on  
23 behalf of said corporation.

24 IN WITNESS WHEREOF, I have hereunto set my hand and  
25 affixed my official seal the day and year hereinabove written.



27 Mark Knobel  
28 NOTARY PUBLIC



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All those certain pieces or parcels of land situate in the County of Douglas, State of Nevada, and being a portion of the SOUTHWEST QUARTER of the SOUTHWEST QUARTER (SW1/4 SW1/4) of Section 26, a portion of the SOUTHEAST QUARTER of the SOUTHEAST QUARTER (SE1/4 SE1/4) of Section 27, and a portion of the NORTHEAST QUARTER of the NORTHEAST QUARTER (NE1/4 NE1/4) of Section 34, Township 14 North, Range 19 East M.D.B. & M., that are described as follows:

PARCEL 1: Commencing at the quarter corner common to Section 26 and 27, in said Township and Range; thence South  $0^{\circ}39'44''$  East a distance of 1320.00 feet to the point of beginning; thence South  $89^{\circ}20'16''$  West 152.14 feet; thence South  $21^{\circ}16'56''$  West 480.62 feet; thence South  $46^{\circ}19'06''$  East 598.73 feet; thence North  $32^{\circ}01'39''$  East 1026.93 feet; thence South  $89^{\circ}20'16''$  West a distance of 651.00 feet to the point of beginning

PARCEL 2: A right of way and right of use to dispose of sewage from the Dairy Plant located on Parcel 1 described above in the following area: Commencing at the quarter corner common to Sections 26 and 27, in said Township and Range; thence South  $0^{\circ}39'44''$  East a distance of 1320.00 feet; thence North  $89^{\circ}20'16''$  East a distance of 651.00 feet to the point of beginning; thence South  $32^{\circ}01'39''$  West 226.74 feet; thence North  $89^{\circ}20'16''$  East 275.00 feet; thence North  $64^{\circ}45'46''$  East 300.00 feet; thence North  $32^{\circ}01'39''$  East 226.74 feet; thence South  $64^{\circ}45'46''$  West 300.00 feet; thence South  $89^{\circ}20'16''$  West a distance of 275.00 feet to the point of beginning.

PARCEL 3: A right of way and right of use of a twenty-six (26') feet wide strip of land lying adjacent to the southerly and southwesterly side of the hereinafter described parcel being 598.73 feet in length and consisting of a 26' wide paved roadway. The said parcel is described as follows: Commencing at the quarter corner common to Sections 26 and 27 of T. 14N, R 19 E, M.D.B. & M., and proceeding thence along the westerly line of said Section 26 S  $0^{\circ}39'44''$  E 1320.00 feet to a point; thence along the northerly line of the SE 1/4 of the SE 1/4 of said Section 27 S  $89^{\circ}20'16''$  W 152.14 feet to the true point of beginning; thence S  $21^{\circ}16'56''$  W 480.62 feet; thence S  $46^{\circ}19'06''$  E 598.73 feet; thence N  $32^{\circ}01'39''$  E 1026.93 feet; thence S  $89^{\circ}20'16''$  W 803.20 feet to the true point of beginning, and being contained entirely within the SW 1/4 of the SW 1/4 of Section 26, and the SE 1/4 of the SE 1/4 of Section 27, T 14 N, R 19 E, M.D.B. & M., excepting therefrom that portion of the State Highway leading from Genoa to Jack's Valley contained in the above description.

PARCEL 4:

Situate in the Southeast 1/4 of Section 27 and the Southwest 1/4 of Section 26, Township 14 North, Range 19 East, M.D.B. & M., more particularly described as follows:

Beginning at a point from which the northeast corner of said Section 26 bears North  $48^{\circ}56'42''$  East, 6,097.95 feet and proceeding; thence South  $89^{\circ}20'16''$  West, 760.02 feet to a point on the easterly line of the Douglas County Road from Genoa to Carson City; thence proceeding along said easterly line, North  $21^{\circ}16'56''$  East, 607.18 feet; thence leaving said easterly line, South  $46^{\circ}19'06''$  East, 805.74 feet to the true point of beginning.

TOGETHER with all water rights, water transportation rights, water storage rights, wells, well permits, water permits, stock in ditch or water companies, easements for or pertaining to water and all rights and interests in any way relating to water to, for or from the real property (but only to the extent Seller owns or has rights to the foregoing.)

EXHIBIT "A"

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COPY

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'87 JAN 13 P3:43

SUZANNE BEAUDREAU  
RECORDER  
\$ 8.00 PAID Sh DEPUTY

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