

Escrow No.
Order No.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, ALPHA INVESTMENT COMPANY, INC., 1800 E. Sahara, Suite 107, Las Vegas, Nevada, 89140,

does hereby GRANT, BARGAIN, SELL AND CONVEY to BAYOU MARCUS LIVESTOCK & AGRICULTURAL CO., P. O. Box 375, 2252 Willowbend Road, Genoa, NV 89411,

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 17-140-20

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.))

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

WITNESS my hand this 20 day of December, 19995

ALPHA INVESTMENT COMPANY, INC.

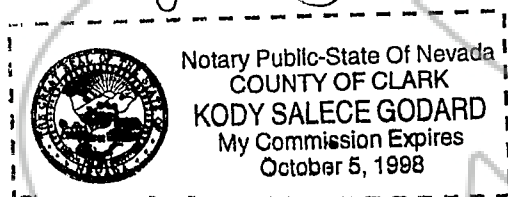
By

[Signature]
RICHARD FRITZLER

STATE OF NEVADA)
COUNTY OF CLARK)

On 12-20-95 personally appeared before me, a Notary Public, Richard D Fritzler who acknowledged that he executed the above instrument.

[Signature]
NOTARY PUBLIC



WHEN RECORDED MAIL TO:
Bayou Marcus Livestock & Agri. Co.
Box 375, 2252 Willowbend Road
Carson City, NV 89411

The Grantor declares:
Documentary transfer tax is \$ - - 0 -
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
Bayou Marcus Livestock & Agricultural Co.
Box 375, 2252 Willowbend Road
Genoa, NV 89411

377431
BK 1295PG3655

LEGAL DESCRIPTION

Order No.: 94011075

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

That portion of the Southwest 1/4 of Section 11, Township 13 North, Range 19 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 6 of Willowbend, as said subdivision is shown in Book 67 at Page 567 as Document No. 44850 of the Official Records of said Douglas County; thence Northerly along the Westerly line of said Lot 6, North 10°30'00" East, 134.91 feet; thence North 70°35'00" East, 218.70 feet; thence South 19°25'00" East, 52.32 feet; thence South 38°27'49" East, 140.00 feet to the beginning of a curve concave to the Northeast and having a radius of 79.12 feet; thence Easterly along said curve through a central angle of 42°22'45" an arc distance of 58.52 feet; thence South 80°50'34" East 106.37 feet to the beginning of a curve concave to the Southwest and having a radius of 93.78 feet; thence Easterly along said curve through a central angle of 51°35'15" an arc distance of 84.43 feet; thence South 29°15'19" East, 35.70 feet; thence South 24°14'00" East, 76.15 feet; thence South 21°50'41" East, 82.42 feet to a point on a curve, a radial line through said point bears North 0°48'08" West, said curve being on the right-of-way line of Willowbend Drive, said curve being concave to the South and having a radius of 45.00 feet; thence Westerly along said curve through a central angle of 22°18'44" an arc distance of 17.52 feet to a point on said curve, said point being the intersection of said right-of-way line with the Southerly line of said Lot 6, a radial line through said point bears North 23°06'52" West; thence Westerly along the Southerly line of said Lot 6, North 69°51'01" West, 659.22 feet to the Point of Beginning.

The above described Parcel is also known as Parcel 6B of that certain Parcel Map for Rose Bogdanovich recorded in Book 289 at Page 920 as Document No. 195966 of the Official Records of said Douglas County.

Assessor's Parcel No. 17-140-20.

REQUESTED BY
Coenova Maint Co Inc
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 DEC 22 P3:58

LINDA SLATER
RECORDER
\$8.00 PAID *MS* DEPUTY

Exhibit "A" 377431

BK 1295 PG 3656