

18-  
56161250

AFTER RECORDING RETURN TO:

The Golf Club at Genoa Lakes, Ltd.  
c/o Marshall Hill Cassas & de Lipkau  
P. O. Box 2790  
Reno, NV 89505-2790

MAIL TAX STATEMENTS TO:

The Golf Club at Genoa Lakes, Ltd.,  
a Nevada limited-liability company  
P. O. Box 350  
Genoa, NV 89411

APN \_\_\_\_\_

R.P.T. *o # X*

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GRANT, BARGAIN AND SALE DEED

This Deed is made and entered into this 12<sup>th</sup> day of November, 1996, by and between GENOA LAKES VENTURE, a Nevada joint venture between of E.C. Development, a Guam general partnership and Calvo Development, Ltd., a Nevada corporation (said joint venture hereinafter referred to as the "Grantor") and E.C. DEVELOPMENT, a Guam general partnership ("E.C. Development") and CALVO DEVELOPMENT, LTD., a Nevada corporation ("Calvo Development"), E.C. Development and Calvo Development hereinafter collectively referred to as "Grantees".

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other lawful consideration paid by Grantees, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the Grantees in the proportions of an undivided 65% interest in the property described below to E.C. Development and an undivided 35% interest in said property to Calvo Development, and to Grantees' heirs, executors, administrators, successors, and assigns, the real property in Douglas County, Nevada described on Exhibit "A" attached hereto, and incorporated herein by reference.

TOGETHER WITH, all and singular, all water rights, water permits, water applications, whether vested, proven or certificates, and all tenements, hereditaments and appurtenances, in all cases belonging to or in any way appertaining to the said real property described on Exhibit "A" attached hereto, including but not limited to, the water

rights described in said Exhibit "A", and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof,

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the Grantees, in the proportions described above, and to the Grantees' successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

GRANTOR:

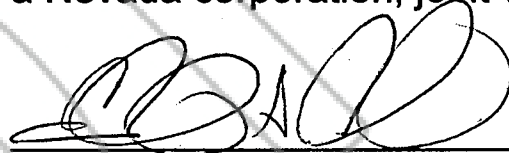
GENOA LAKES VENTURE,  
a Nevada joint venture

By: E.C. Development,  
a Guam general partnership, joint venturer



Eduardo A. Calvo, Partner

By: Calvo Development, Ltd.,  
a Nevada corporation, joint venturer

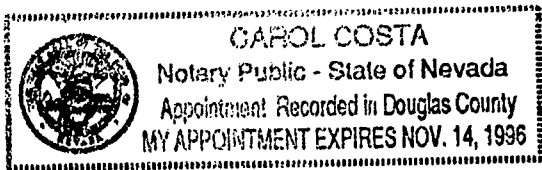


Eduardo A. Calvo, President

State of Nevada

County of Carson City

This instrument was acknowledged before me on Nov 12, 1996 by Eduardo A. Calvo as the partner of E. C. Development, a Guam general partnership.

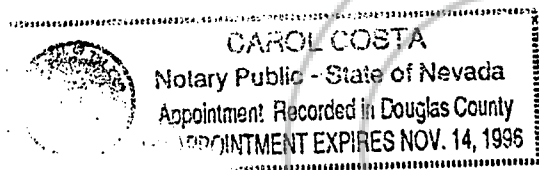


Carol Costa  
Notary Officer  
My commission expires: 11-14-96

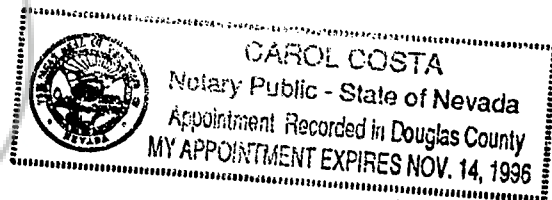
State of Nevada

County of Carson City

This instrument was acknowledged before me on Nov 12, 1996 by Eduardo A. Calvo as President of Calvo Development, Ltd., a Nevada corporation.



Carol Costa  
Notary Officer  
My commission expires: 11-14-96



**EXHIBIT "A"**

**PARCEL 1 (Adjusted Parcel 5 of Map Doc. No. 337621):**

A parcel of land located within Section 3, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Southwesterly corner of Lot 1 Block A as shown on the Final Map for Genoa Lakes Planned Unit Development Phase 1B, Document No. 311009 of the Douglas County Recorder's Office, said point bears N. 28°05'57" W., 4441.15 feet from the Southwest corner of said Section 3;

thence along the Westerly line of Block A and Block B of said Final Map the following 13 courses:

1. S. 73°01'14" E., 106.04 feet;
2. S. 43°51'45" E., 62.04 feet;
3. N. 72°05'21" E., 87.07 feet;
4. 12.15 feet along the arc of a curve to the left having a central angle of 15°27'58" and a radius of 45.00 feet, (chord bears S. 10°10'40" E., 12.11 feet);
5. S. 72°05'21" W., 79.60 feet;
6. S. 19°52'58" E., 115.42 feet;
7. S. 05°04'56" E., 427.65 feet;
8. S. 09°01'28" W., 105.64 feet;
9. S. 71°05'19" E., 110.44 feet;
10. S. 18°54'41" W., 246.52 feet;
11. S. 88°21'43" W., 111.62 feet;
12. S. 24°07'51" W., 231.08 feet;
13. S. 05°42'18" E., 102.31 feet to the Northwesterly corner of Block B as shown on the Final Map for Genoa Lakes Planned Unit Development Phase 1, Document No. 302137 of the Douglas County Recorder's Office;

thence along the Westerly line of Block B of said Genoa Lakes Planned Unit Development Phase 1 the following 3 courses:

1. S. 05°42'18" E., 151.53 feet;
2. S. 22°07'10" E., 55.09 feet;
3. N. 88°08'53" E., 140.05 feet to a point on the Westerly line of Genoa Aspen Drive as shown on said Final Map for Genoa Lakes Planned Unit Development Phase 1;

thence 66.84 feet along the Westerly line of said Genoa Aspen Drive and the arc of a curve to the right having a central angle of 06°29'41" and a radius of 589.69 feet, (chord bears S. 10°15'23" W., 66.81 feet), to the Northerly line of Block C as shown on said Final Map for Genoa Lakes Planned Unit Development Phase 1;

EXHIBIT "A"

thence along the Westerly line of said Block C the following 8 courses:

1. S. 13°30'13" W., 5.81 feet;
2. S. 83°30'06" W., 129.60 feet;
3. S. 07°39'10" W., 95.68 feet;
4. S. 12°59'34" W., 121.45 feet;
5. S. 12°59'39" W., 132.83 feet;
6. S. 08°01'12" W., 59.68 feet;
7. S. 34°42'32" E., 207.93 feet;
8. S. 47°07'41" E., 256.81 feet to a point on the Northerly line of said Genoa Aspen Drive;

thence 22.67 feet along the Northerly line of said Genoa Aspen Drive and the arc of a curve to the right having a central angle of 09°24'38" and a radius of 138.00 feet, (chord bears S. 54°39'21" W., 22.64 feet);

thence S. 59°21'40" W., continuing along the Northerly line of said Genoa Aspen Drive, 29.03 feet to the Southeasterly corner of Block D of said Final Map for Genoa Lakes Planned Unit Development Phase 1;

thence N. 47°07'41" W., along the Easterly line of said Block D, 310.02 feet to the Northeasterly corner thereof;

thence S. 42°52'19" W., along the Northerly line of said Block D, 147.50 feet to a point on the Northerly line of said Genoa Aspen Drive;

thence N. 47°07'41" W., along the Northerly line of said Genoa Aspen Drive, 30.00 feet to the Southwesterly corner of Block E as shown on said Final Map for Genoa Lakes Planned Unit Development Phase 1;

thence N. 42°52'19" E., along the Southerly line of said Block E, 118.05 feet to the Southeasterly corner thereof;

thence along the Easterly line of said Block E the following 8 courses:

1. N. 04°56'12" W., 34.29 feet;
2. N. 47°07'41" W., 144.12 feet;
3. N. 12°39'51" E., 114.65 feet;
4. N. 17°39'32" W., 23.63 feet;
5. N. 72°30'37" W., 61.50 feet;
6. N. 12°54'07" E., 62.46 feet;
7. N. 74°01'34" W., 82.53 feet;
8. S. 59°57'58" W., 28.53 feet to a point on the Northerly line of Genoa Aspen Court as shown on said Final Map for Genoa Lakes Planned Unit Development Phase 1;

thence 41.46 feet along the Northerly line of said Genoa Aspen Court and the arc of a curve to the left having a central angle of 52°47'30" and a radius of 45.00 feet, (chord bears N. 56°25'47" W., 40.01 feet), to a point on the Westerly line of Block F of said Final Map for Genoa Lakes Planned Unit Development Phase 1;

thence along the Westerly, Northerly and Easterly lines of said Block F the following 5 courses:

1. N. 23°02'09" W., 41.32 feet;
2. N. 07°16'16" W., 31.55 feet;
3. N. 02°29'36" E., 92.04 feet;
4. N. 86°10'07" W., 82.18 feet;
5. S. 29°53'54" W., 469.89 feet to a point on the Northerly line of said Genoa Aspen Drive;

thence along the Northerly line of said Genoa Aspen Drive the following 4 courses:

1. S. 77°34'39" W., 38.70 feet;
2. 117.79 feet along the arc of a curve to the right having a central angle of 21°33'45" and a radius of 313.00 feet, (chord bears S. 88°21'32" W., 117.10 feet);
3. N. 80°51'35" W., 78.09 feet;
4. 82.08 feet along the arc of a curve to the left having a central angle of 28°28'47" and a radius of 165.14 feet, (chord bears S. 84°54'01" W., 81.24 feet), to the Southeasterly corner of Adjusted Parcel 1-B of Record of Survey #5 to Accompany a Lot Line Adjustment for Genoa Lakes Venture, Document No. 337621 of the Douglas County Recorder's Office;

thence along the Easterly line of said Adjusted Parcel 1-B the following 4 courses:

1. N. 27°07'07" E., 101.29 feet;
2. N. 16°58'52" E., 383.52 feet;
3. N. 43°01'30" E., 626.30 feet;
4. N. 16°58'45" E., 1164.38 feet to the POINT OF BEGINNING.

Containing 23.339 acres more or less.

APN 17-130-64

## PARCEL 2 (Parcel 6 of Map Doc. No. 302137)

A parcel of land located within the South one-half of Section 3 and the North one-half of Section 10, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Parcel 7 as shown on the Final Map for Genoa Lakes Planned Unit Development Phase 1, Document No. 302137 of the Douglas County Recorder's Office, said point bears S. 63°05'00" W., 2904.99 feet from the Southwest corner of said Section 3;

thence N. 70°43'27" W., 748.68 to the Southeasterly corner of Tract 2 of said Final Map;

thence N. 19°16'34" E., 105.14 feet;

thence N. 45°16'27" E., 146.07 feet;

thence N. 16°01'00" E., 69.07 feet;

thence N. 06°54'00" E., 188.19 feet;

thence N. 01°21'38" E., 55.16 feet;

thence N. 67°39'11" W., 171.24 feet;

thence S. 86°25'24" W., 88.90 feet;

thence N. 74°04'38" W., 192.33 feet;

thence N. 60°52'28" W., 81.42 feet;

thence N. 47°11'01" W., 131.09 feet;

thence N. 02°00'09" W., 100.00 feet;

thence N. 22°27'36" W., 106.73 feet;

thence N. 34°11'43" W., 104.62 feet;

thence N. 26°10'24" W., 100.00 feet;

thence S. 63°49'36" W., 100.00 feet to a point on the Easterly line of a 24' Private Road Easement as shown on said Final Map;

thence N. 26°10'24" W., along said Private Road Easement, 293.67 feet;

thence continuing along said Private Road Easement, 211.43 feet along the arc of a curve to the right having a central angle of 18°26'28" and a radius of 656.92 feet, (chord bears N. 16°57'10" W., 210.52 feet);

thence N. 82°16'04" E., 100.00 feet;

thence N. 05°22'24" E., 266.32 feet;

thence N. 13°38'46" E., 100.00 feet;

thence N. 19°43'30" E., 595.64 feet;

thence N. 45°48'53" E., 166.13 feet;

thence N. 76°46'18" E., 484.98 feet to the Northeasterly corner of said Tract 2;

thence S. 77°44'57" E., 222.09 feet to a point on the centerline of Genoa Lakes Drive as shown on said Final Map;

thence S. 22°07'52" E., along said centerline, 89.25 feet;

EXHIBIT "A"

thence continuing along said centerline 79.41 feet along the arc of a curve to the right having a central angle of  $08^{\circ}35'04''$  and a radius of 530.00 feet, (chord bears S.  $17^{\circ}50'20''$  E., 79.33 feet);

thence S.  $13^{\circ}32'49''$  E., continuing along said centerline, 62.21 feet to the Northeasterly corner of Tract 3 as shown on said Final Map;

thence along the Westerly, Southerly and Easterly boundaries of said Tract 3 the following 17 courses:

1. S.  $76^{\circ}46'18''$  W., 569.98 feet;
2. S.  $53^{\circ}42'45''$  W., 139.89 feet;
3. S.  $10^{\circ}07'28''$  W., 628.41 feet;
4. S.  $10^{\circ}40'51''$  E., 268.72 feet;
5. S.  $37^{\circ}46'47''$  E., 350.00 feet;
6. S.  $76^{\circ}30'34''$  E., 162.46 feet;
7. S.  $77^{\circ}51'47''$  E., 138.41 feet;
8. N.  $73^{\circ}42'11''$  E., 60.62 feet;
9. N.  $24^{\circ}26'34''$  E., 168.84 feet;
10. N.  $68^{\circ}41'59''$  E., 129.93 feet;
11. N.  $69^{\circ}02'05''$  E., 109.79 feet;
12. N.  $12^{\circ}10'38''$  E., 64.43 feet;
13. N.  $16^{\circ}59'02''$  W., 61.44 feet;
14. N.  $37^{\circ}25'33''$  W., 279.92 feet;
15. N.  $21^{\circ}56'18''$  W., 62.57 feet;
16. N.  $14^{\circ}08'56''$  E., 61.65 feet;
17. N.  $33^{\circ}25'18''$  E., 367.96 feet to the centerline of said Genoa Lakes Drive;

thence 232.26 feet along said centerline of Genoa Lakes Drive and the arc of a curve to the left having a central angle of  $26^{\circ}36'52''$  and a radius of 500.00 feet, (chord bears S.  $52^{\circ}40'33''$  E., 230.17 feet);

thence S.  $65^{\circ}58'59''$  E., continuing along said centerline of Genoa Lakes Drive, 519.86 feet;

thence continuing along said centerline of Genoa Lakes Drive 155.41 feet along the arc of a curve to the right having a central angle of  $44^{\circ}31'20''$  and a radius of 200.00 feet, (chord bears S.  $43^{\circ}43'19''$  E., 151.53 feet) to a point on the Westerly line of said Parcel 7;

thence S.  $18^{\circ}00'00''$  W., along the Westerly line of said Parcel 7, 1911.20 feet to the POINT OF BEGINNING.

Containing 60.289 acres more or less.

APN 17-130-55

401706

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BK 1196 PG 4222



## PARCEL 3 (Adjusted Parcel 7 of Map Doc. No. 338627)

A parcel of land located within Section 3 and the North one-half of Section 10. Township 13 North, Range 19 East. MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Easterly line of Parcel 7 as shown on the Record of Survey #4 to Accompany a Lot Line Adjustment for Genoa Lakes Venture, Document No. 338627 of the Douglas County Recorder's Office, which bears S.  $00^{\circ}06'05''$  E., 1136.42 feet from the Northeast corner of said Section 10, as shown on said map;

thence N.  $78^{\circ}25'26''$  W., along the Easterly line of said Parcel 7, 419.06 feet;

thence S.  $10^{\circ}22'34''$  W., continuing along said Easterly line of Parcel 7, 980.06 feet to the Southeasterly corner thereof;

thence N.  $70^{\circ}43'26''$  W., along the Southerly line of said Parcel 7, 2124.33 feet to the Southeasterly corner of Parcel 6 as shown on the Final Map for Genoa Lakes Planned Unit Development Phase 1, Document No. 302137 of the Douglas County Recorder's Office;

thence N.  $18^{\circ}00'00''$  E., along the Easterly line of said Parcel 6, 1911.20 feet to a point on the centerline of a 59' Private Road Easement as shown on said Final Map;

thence 155.41 feet along said centerline and the arc of a curve to the left having a central angle of  $44^{\circ}31'20''$  and a radius of 200.00 feet, (chord bears N.  $43^{\circ}43'19''$  W., 151.53 feet), to the Southeasterly corner of Tract 4 as shown on said Record of Survey #4;

thence along the Easterly line of said Tract 4 the following 7 courses:

1. N.  $18^{\circ}59'16''$  W., 97.26 feet;

2. N.  $54^{\circ}28'53''$  E., 133.71 feet;

3. N.  $24^{\circ}44'35''$  E., 274.28 feet;

4. N.  $62^{\circ}19'31''$  W., 109.47 feet;

5. N.  $65^{\circ}27'06''$  W., 24.00 feet;

6. N.  $31^{\circ}28'43''$  W., 90.17 feet;

7. N.  $24^{\circ}30'19''$  E., 173.97 feet to a point on the Southerly line of Phase 1 as shown on said Final Map;

thence along the Southerly and Easterly lines of said Phase 1 the following 18 courses:

1. N.  $83^{\circ}00'13''$  E., 100.00 feet;

2. S.  $56^{\circ}42'14''$  E., 73.07 feet;

3. S.  $36^{\circ}08'15''$  E., 43.30 feet;

4. N.  $49^{\circ}12'22''$  E., 106.40 feet;

5. N.  $33^{\circ}17'46''$  E., 98.30 feet;

6. N.  $29^{\circ}18'54''$  E., 99.38 feet;

7. N.  $56^{\circ}42'14''$  W., 138.14 feet;

8. 99.73 along the arc of a curve to the left having a central angle of  $35^{\circ}16'20''$  and a radius of 162.00 feet. (chord bears N.  $22^{\circ}59'13''$  E., 98.16 feet);
9. S.  $84^{\circ}39'12''$  E., 124.16 feet;
10. N.  $21^{\circ}44'18''$  E., 122.38 feet;
11. N.  $32^{\circ}07'08''$  W., 100.76 feet;
12. N.  $39^{\circ}10'16''$  W., 209.06 feet;
13. N.  $21^{\circ}27'50''$  W., 157.40 feet;
14. N.  $11^{\circ}50'54''$  E., 78.66 feet;
15. N.  $29^{\circ}28'34''$  E., 106.66 feet;
16. N.  $73^{\circ}25'19''$  E., 62.97 feet;
17. N.  $04^{\circ}20'48''$  E., 98.10 feet;
18. N.  $10^{\circ}30'57''$  E., 143.51 feet to the Southeasterly corner of Block J as shown on the Final Map for Genoa Lakes Venture Planned Unit Development Phase 1B, Document No. 311009 of the Douglas County Recorder's Office;

thence along the Easterly and Northerly lines of said Block J the following 16 courses:

1. N.  $10^{\circ}30'57''$  E., 115.13 feet;
2. N.  $26^{\circ}05'35''$  W., 105.13 feet;
3. N.  $35^{\circ}14'27''$  W., 60.48 feet;
4. N.  $16^{\circ}18'04''$  W., 45.63 feet;
5. N.  $02^{\circ}48'38''$  W., 22.73 feet;
6. N.  $18^{\circ}33'31''$  E., 51.16 feet;
7. N.  $31^{\circ}57'10''$  E., 101.53 feet;
8. N.  $17^{\circ}59'53''$  E., 105.60 feet;
9. N.  $03^{\circ}48'45''$  E., 222.76 feet;
10. N.  $05^{\circ}56'44''$  W., 100.01 feet;
11. N.  $14^{\circ}11'08''$  W., 101.28 feet;
12. N.  $11^{\circ}56'19''$  W., 102.04 feet;
13. N.  $05^{\circ}46'40''$  W., 103.28 feet;
14. N.  $24^{\circ}58'31''$  E., 98.05 feet;
15. N.  $71^{\circ}20'06''$  W., 144.39 feet;
16. S.  $63^{\circ}54'19''$  W., 38.54 feet to a point on the Northerly line of Genoa Aspen Drive as shown on said Final Map for Genoa Lakes Planned Unit Development Phase 1B;

thence 62.82 feet along said Northerly line of Genoa Aspen Drive and the arc of a curve to the left having a central angle of  $79^{\circ}58'55''$  and a radius of 45.00 feet. (chord bears N.  $66^{\circ}05'08''$  W., 57.84 feet), to the Easterly line of Block A of said Genoa Lakes Planned Unit Development Phase 1B:

thence N.  $16^{\circ}04'36''$  W., along the Easterly line of said Block A, 75.27 feet to the Northwest corner of said Parcel 7;

thence S. 71°20'06" E., 2354.01 feet to the Carson River as shown on said Record of Survey #4;

thence along the Carson River the following 5 courses:

1. S. 47°56'34" W., 166.81 feet;
2. S. 17°28'27" W., 231.99 feet;
3. S. 14°02'41" E., 656.11 feet;
4. S. 30°48'32" W., 286.59 feet;
5. S. 67°43'29" W., 329.62 feet;

thence S.22°42'33" E., 210.65 feet;

thence S. 00°53'02" W., 824.67 feet;

thence S. 32°00'35" W., 1355.39 feet;

thence S. 27°27'35" E., 642.56 feet;

thence S. 57°59'07" E., 547.62 feet to the POINT OF BEGINNING.

Containing 224 acres more or less (Gross).

Excepting therefrom the area of the Carson River located between the Average High Water Marks, which is under the ownership of the State of Nevada, and containing approximately 13.95 acres.

Containing approximately 210.1 acres (Net).

APN's 17-130-71 and 17-130-72

#### Water Rights

All the water rights appurtenant to or appertaining to the Parcel 1, Parcel 2 and Parcel 3 described in this Exhibit A, including but not limited to, the water rights appurtenant to said property described in and evidenced by the following from the Nevada Department of Conservation and Natural Resources, Division of Water Resources, State Engineer:

1. Permit No. 60616;
2. Permit No. 67327;
3. Permit No. 67378;
4. Permit No. 57248;
5. Permit No. 57249;
6. Permit 9849, Certificate 2784; and
7. Proofs of Appropriation 05071, 05072, 05073, 05074, 05076, 05077, 05078 and 05079;

and decreed Carson River water rights Claim Numbers 672 and 673.

**401706**

8 of 8

**BK 1196 PG 4225**

COPY

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 NOV 25 P4:10

**401706**

**BK 1196 PG 4226**

LINDA SLATER  
RECORDER  
\$18<sup>00</sup> PAID *KJ* DEPUTY