

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

WHEN RECORDED MAIL TO:

ZEPHYR PROPERTIES, LLC
c/o Douglas Capital Corp.
P. O. Box 487
Glenbrook, Nevada 89413

DOCUMENTARY TRANSFER TAX \$ Exempt *12/20/01*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

XX Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT, BARGAIN AND SALE DEED

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

ROUND HILL VENTURES, LLC, a Nevada limited liability company,

does by these presents, hereby GRANT, BARGAIN and SELL to

ZEPHYR PROPERTIES, LLC, a Nevada limited liability company

and to its successors and assigns forever, all of its right, title and interest in and to that certain real property located in Douglas County, Nevada, as more particularly described on Exhibit A attached hereto and by this reference incorporated herein. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD all and singular the premises together with the appurtenances, unto the grantee and to its successors and assigns forever.

February 3, 1997

ROUND HILL VENTURES, LLC, a Nevada limited liability company

STATE OF NEVADA }
COUNTY OF Douglas }ss

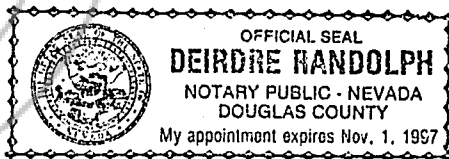
On Feb. 3, 1997, personally appeared before me, a Notary Public, Douglas P. Rastello who proved to me to be the person whose name is subscribed to this instrument and who acknowledged that he executed the instrument.
WITNESS my hand and official seal.

By: Douglas P. Rastello
Douglas P. Rastello, Manager

MAIL TAX STATEMENTS TO:

ZEPHYR PROPERTIES, LLC
c/o Douglas Capital Corp.
P. O. Box 487
Glenbrook, Nevada 89413

(This area for official notarial seal)
~~DEIRDRE RANDOLPH~~ NOTARY PUBLIC



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BK0297PG0330

LEGAL DESCRIPTION

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

All that real property situate in the Southeast one-quarter of Section 15, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, described as follows:

COMMENCING at Southeast corner of said Section 15; thence Westerly along the Section line common to Sections 15 and 22, a distance of 1513.39 feet, more or less, to a point in the Northeasterly right of way line of U.S. Highway 50, as described in the conveyance to the State of Nevada, recorded July 18, 1933, in Book T of Deeds at Page 436, Douglas County, Nevada records; thence North 47 degrees 36'00" West along said Northeasterly line, a distance of 1265.00 feet to the True Point of Beginning; thence North 47 degrees 36'00" West, a distance of 120.00 feet; thence North 42 degrees 24'00" East, a distance of 90.00 feet; thence South 47 degrees 36'00" East, a distance of 120.00 feet; thence South 42 degrees 24'00" West, a distance of 90.00 feet to the True Point of Beginning.

Said land more fully shown on that certain Record of Survey for NEVADA ALLIED INC., portion of Section 15, Township 13 North Range 18 East, M.D.B.&M., by RONALD W. TURNER, R.L.S. #3519, dated July 18, 1980, and recorded September 25, 1980, as Document No. 48927.

Assessors Parcel No. 5-290-10

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 FEB -4 P3:48

LINDA SLATER
RECORDER

\$8.00 PAID *[Signature]* DEPUTY

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