

HOFFMAN, TEST & GUINAN
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
429 WEST PLUMB LANE
POST OFFICE BOX 187
RENO, NEVADA 89504-0187

GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made this 28th day of February, 1997, by and between BERRY-HINCKLEY ENTERPRISES, a Nevada General Partnership, consisting of WARD W. HINCKLEY, MICHAEL J. BERRY, ARTHUR T. HINCKLEY, GREGORY J. BERRY, ARTHUR T. HINCKLEY CHILDREN'S TRUST, CAROL HINCKLEY CHILDREN'S TRUST, and HINCKLEY-HANNAH TRUST hereinafter "Grantor", and BHE, LLC, a Nevada Limited Liability Company, consisting of MICHAEL J. BERRY, GREGORY J. BERRY, ARTHUR T. HINCKLEY, ARTHUR T. HINCKLEY CHILDREN'S TRUST, CAROL HINCKLEY CHILDREN'S TRUST, WARD W. HINCKLEY, and HINCKLEY-HANNAH TRUST, hereinafter "Grantee",

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other valuable considerations, to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to their successors and assigns forever, all right, title and interest in and to that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances thereunto belonging, unto Grantee, and to their successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and

* * * *
* * * *
* * * *

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BK0397PG0051

1 year first above written.

2
3 Ward W. Hinckley
WARD W. HINCKLEY

4
5 Michael J. Berry
MICHAEL J. BERRY

6
7 Arthur T. Hinckley
ARTHUR T. HINCKLEY

8
9 Gregory J. Berry
GREGORY J. BERRY

10 ARTHUR T. HINCKLEY CHILDREN'S TRUST

11
12 By Arthur T. Hinckley
ARTHUR T. HINCKLEY, Trustee

13 CAROL HINCKLEY CHILDREN'S TRUST

14
15 By Carol Hinckley
CAROL HINCKLEY, Trustee

16 HINCKLEY-HANNAH TRUST

17
18 By Carol Hinckley
CAROL HINCKLEY, Trustee

19 STATE OF NEVADA)
20) : SS.
21 COUNTY OF WASHOE)

22 On the 28 day of Feb, 1997, personally appeared before
23 me, a Notary Public, WARD W. HINCKLEY, who acknowledged to me that he executed the
24 foregoing instrument.

25  DOREEN S. HARRIS
26 Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES AUG. 2, 1998

27 NOTARY PUBLIC
28

0407578

1 STATE OF NEVADA)
 : SS.
2 COUNTY OF WASHOE)

3 On the 28 day of Feb., 1997, personally appeared
4 before me, a Notary Public, MICHAEL J. BERRY, who acknowledged to me that he
5 executed the foregoing instrument.

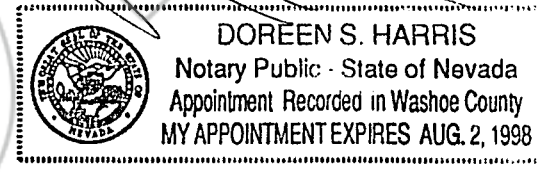
~~NOTARY PUBLIC~~



9 STATE OF NEVADA)
 : SS.
10 COUNTY OF WASHOE)

11 On the 28 day of Feb., 1997, personally appeared before
12 me, a Notary Public, ARTHUR T. HINCKLEY, who acknowledged to me that he executed
13 the foregoing instrument, individually and as Trustee of the ARTHUR T. HINCKLEY
14 CHILDREN'S TRUST.

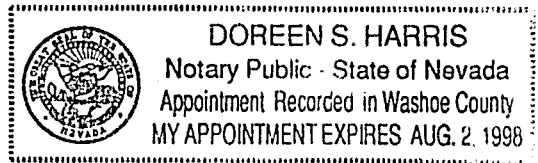
~~NOTARY PUBLIC~~



18 STATE OF NEVADA)
 : SS.
19 COUNTY OF WASHOE)

20 On the 28 day of Feb., 1997, personally appeared
21 before me, a Notary Public, GREGORY J. BERRY, who acknowledged to me that he
22 executed the foregoing instrument.

~~NOTARY PUBLIC~~



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1 STATE OF WASHINGTON)
: SS.

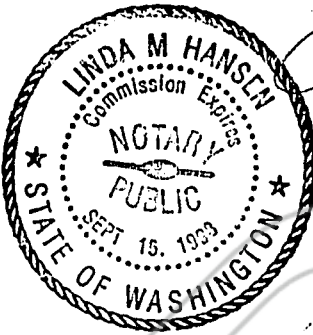
2 COUNTY OF *Snohomish*

3 On the *25th* day of *Feb*, 1997, personally appeared

4 before me, a Notary Public, CAROL HINCKLEY, who acknowledged to me that she
5 executed the foregoing instrument as Trustee of the CAROL HINCKLEY CHILDREN'S
6 TRUST and the HINCKLEY-HANNAH TRUST.

LINDA M. HANSEN

Linda M Hansen
NOTARY PUBLIC



After recording mail to:

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LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

COMMENCING at the Southeast corner of Lot 39, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965; thence North 89°46'07" East, a distance of 30.00 feet; thence South 38°54'53" West, a distance of 715.12 feet to a point on the Northeastly right of way line of U.S. Highway 395; thence along said right of way line North 51°04' West, a distance of 30.00 feet to the True Point of Beginning; thence continuing along the Northeastly right of way line of said U.S. Highway 395, North 51°04' East, a distance of 135.00 feet; thence North 38°54'53" East 100.00 feet; thence South 51°04' East, 135.00 feet; thence South 38°54'53" West, a distance of 100.00 feet to the Point of Beginning.

Assessment Parcel No. 25-431-03.

Together with a non-exclusive easement for roadway purposes that is described as follows:

Commencing at the most Southerly corner of the herein above conveyed parcel; thence North 38°54'53" East, along the Easterly line of said Parcel, a distance of 135.00 feet to the most Easterly corner thereof; thence South 51°04' East, 30.00 feet; thence South 38°54'53" West, a distance of 135.00 feet to a point on the Northeastly right-of-way line of U.S. Highway 395; thence along the right-of-way line North 51°04' West, a distance of 30.00 feet to the Point of Beginning.

EXHIBIT "A"

REQUESTED BY
Huffman Test + Guinan
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'97 MAR -3 A11 :25

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LINDA SLATER
RECORDER
\$ 11.00 PAID *ks* DEPUTY