WHEN RECORDED MAIL TO: Jacobsen Family Trust

P.O. BOX 76 GARDNERVILLE, NV 89410 Order No.

Escrow No. F70688CA R.P.T.T. EXEMPT #3

> Based on full value Based on full value

less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

(GRANTOR),

does hereby grant, bargain, sell, and convey to SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

(GRANTEE),

all that real property in the County of DOUGLAS State of Nevada, being Assessor's Parcel Number specifically described as:

SEE EXHIBITS "C", "D" AND "E" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR THE CONDITION OF TITLE.

and singular the tenements, nerecreaming, and any belonging or in anywise appertaining, and any all Together with appurtenances thereunto belonging reversions, remainders, rents, issues or profits thereof.

Dated February 3, 1997

STATE OF NEVADA

)ss.

County of Douglas

This instrument was acknowledged before me on March 5, 1997 by STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN AND MARK E. AMODEI****

[1115] 1.00,2 ldr STODDARD M. JAÇOBSEN, TRUSTEE

AMODEI, MARK É. TRUSTEE

MAIL TAX STATEMENT TO: SAME AS ABOVE

FOR RECORDER'S USE

Notary



STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, Co-Trustees of the JACOBSEN FAMILY RESIDUAL TRUST as to a 50% interest and STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, Co-Trustees of the JACOBSEN FAMILY SURVIVORS TRUST as to a 50% interest.

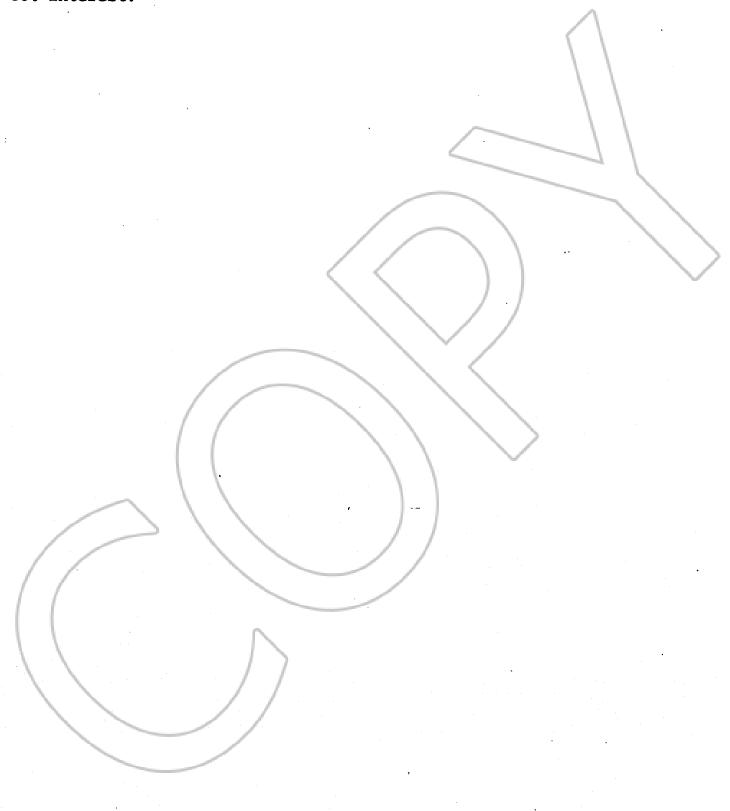


EXHIBIT "B" TO INDIVIDUAL GRANT DEED - GRANTEE

STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY RESIDUAL TRUST DATED APRIL 13, 1982, AS TO A 50% INTEREST AND STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY SURVIVORS TRUST DATED APRIL 13, 1982, AS TO A 50% INTEREST.

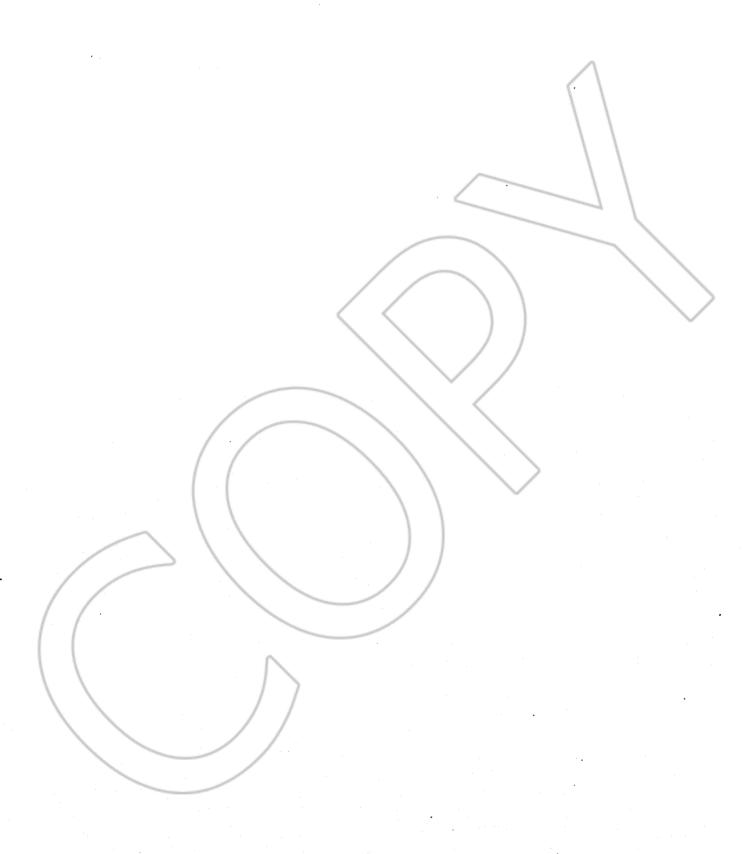


EXHIBIT "C" TO INDIVIDUAL GRANT DEED

028-18-96 01/29/97 Page 1 of 2

DESCRIPTION

Area Adjusted From A.P.N. 25-160-36 To A.P.N. 25-740-08

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears S 44°45'21" E), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 918.44 feet to the northwesterly corner of Parcel 3-C-2-C as shown on Parcel Map #4 for Jacobsen Family Trust of 1982 recorded in the office of Recorder, Douglas County, Nevada as Document No. 338399;

thence along the westerly boundary of said Parcel 3-C-2-C North 45°14'39" East, 88.83 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 00°09'31" East, 239.35 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 44°45'21" West, 165.48 feet to a point on the southerly boundary of Parcel 2 as shown on the Parcel Map for Jacobsen Family Trust recorded in the office of Recorder, Douglas County, Nevada as Document No. 250593;

thence along the common boundary of said Parcel 3-C-2-C and said Parcel 2 North 78°45'00" East, 145.92 feet to a point on the storm drainage easement as shown on the Final Map for Jewel Commercial Park, Phase 1 recorded in the office of Recorder, Douglas County, Nevada as Document No. 289083, the POINT OF BEGINNING;

thence along said storm drainage easement North 18°19'02" East, 144.73 feet;

thence continuing along said storm drainage easement North 74°58'11" East, 182.38 feet;

thence North 27°15'55" West, 54.74 feet; thence North 62°44'05" East, 100.00 feet;

thence South 27°15′55" East, 87.00 feet to a point on said common boundary of Parcel 3-C-2-C and Parcel 2;

thence along said common boundary of Parcel 3-C-2-C and Parcel 2 South 45°44'39" West, 246.88 feet;

thence continuing along said common boundary South 78°45'00" West, 151.38 feet to the POINT OF BEGINNING, containing 0.82 acres, more or less.

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028-18-96 01/29/97 Page 2 of 2

Together with the following described parcel of land,

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeasterly corner of Parcel 3-C-2-C as shown on Parcel Map #4 for Jacobsen Family Trust of 1982 recorded in the office of Recorder, Douglas County, Nevada as Document No. 338399, the POINT OF BEGINNING;

thence along the boundary of said Parcel 3-C-2-C North 60°24'44" West, 200.00 feet;

thence continuing along said boundary North 44°45'21" West, 1350.00 feet;

thence North 45°44'39" East, 60.00 feet; thence South 44°45'21" East, 1540.37 feet to a point on the southerly boundary of Parcel 2 as shown on the Parcel Map for Jacobsen Family Trust recorded in the office of Recorder, Douglas County, Nevada as Document No. 250593;

thence along the southerly boundary of said Parcel 2 South 29°35'16" West, 6.26 feet to the POINT OF BEGINNING, containing 2.01 acres, more or less.

The Basis of Bearing for this description is North 44°45'21" West, the easterly right-of-way of U.S. Highway 395 as shown on said Record of Survey for Stoddard Jacobsen, Document No. 129795.

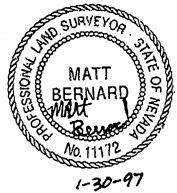
Note:

Refer this description to your title company before incorporating into any legal document.

Prepared By:

R.O. ANDERSON ENGINEERING, INC. P.O. Box 2294

Minden, Nevada 89423



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DESCRIPTION Adjusted A.P.N. 25-160-36

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 3 and a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears S 44°45'21" E), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 918.44 feet to the northwesterly corner of Parcel 3-C-2-C as shown on Parcel Map #4 for Jacobsen Family Trust of 1982 recorded in the office of Recorder, Douglas County, Nevada as Document No. 338399;

thence along the westerly boundary of said Parcel 3-C-2-C North 45°14'39" East, 88.83 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 00°09'31" East, 239.35 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 44°45'21" West, 165.48 feet to a point on the southerly boundary of Parcel 2 as shown on the Parcel Map for Jacobsen Family Trust recorded in the office of Recorder, Douglas County, Nevada as Document No. 250593, the POINT OF BEGINNING;

thence the following thirteen courses per said Parcel Map:

- North 62°50'16" West, 324.96 feet; North 04°29'54" East, 189.00 feet; (1)
- (2)
- North 31°46'03" West, 261.00 feet; (3)
- North 05°55'25" West, 309.40 feet to a point on the easterly right-of-way of Service Drive; (4)
- North 14°52'30" East, 126.52 feet along said easterly right-(5) of-way;
- (6) South 89°09'56" East, 274.65 feet;
- (7) North 17°48'57" West, 3742.99 feet;
- (8) South 89°19'57" East, 1310.66 feet;
- (9) South 11°56'32" East, 669.90 feet; (10) North 89°37'36" East, 940.86 feet;
- South 12°21'42" East, 3326.87 feet; (11)
- (12) South 46°07'18" East, 721.66 feet;
- (13) South 29°35'16" West, 591.28 feet; thence North 44°45'21" West, 1540.37 feet; thence South 45°44'39" West, 692.27 feet; thence North 27°15′55" West, 87.00 feet;

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thence South 62°44'05" West, 100.00 feet;

thence South 27°15′55" East, 54.74 feet; thence South 74°58′11" West, 182.38 feet along the storm drainage easement as shown on the Final Map for Jewel Commercial Park, Phase 1 recorded in the office of Recorder, Douglas County, Nevada as Document No. 289083;

thence continuing along said storm drainage easement South 18°19'02" West, 144.73 feet to a point on the boundary of said

Parcel 2;

thence continuing along said boundary of Parcel 2 South 78°45'00" West, 145.92 feet to the POINT OF BEGINNING, containing 196.86 acres, more or less.

The Basis of Bearing for this description is North 44°45'21" West, the easterly right-of-way of U.S. Highway 395 as shown on said Record of Survey for Stoddard Jacobsen, Document No. 129795.

Note:

Refer this description to your title company before

incorporating into any legal document.

Prepared By:

R.O. ANDERSON ENGINEERING, INC.

P.O. Box 2294

Minden, Nevada 89423



0408804

DESCRIPTION Adjusted A.P.N. 25-740-08

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears S 44°45'21" E), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 918.44 feet to the northwesterly corner of Parcel 3-C-2-C as shown on Parcel Map #4 for Jacobsen Family Trust of 1982 recorded in the office of Recorder, Douglas County, Nevada as Document No. 338399, the POINT OF BEGINNING;

thence along the westerly boundary of said Parcel 3-C-2-C North 45°14'39" East, 88.83 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 00°09'31" East, 239.35 feet;

thence continuing along said westerly boundary of Parcel 3-C-2-C North 44°45'21" West, 165.48 feet to a point on the southerly boundary of Parcel 2 as shown on the Parcel Map for Jacobsen Family Trust recorded in the office of Recorder, Douglas County, Nevada as Document No. 250593;

thence along the common boundary of said Parcel 3-C-2-C and said Parcel 2 North 78°45'00" East, 145.92 feet to a point on the storm drainage easement as shown on the Final Map for Jewel Commercial Park, Phase 1 recorded in the office of Recorder, Douglas County, Nevada as Document No. 289083;

thence along said storm drainage easement North 18°19'02"

144.73 feet;

thence continuing along said storm drainage easement North 74°58'11" East, 182.38 feet;

thence North 27°15'55" West, 54.74 feet; thence North 62°44'05" East, 100.00 feet;

thence South 27°15′55" East, 87.00 feet to a point on said common boundary of Parcel 3-C-2-C and Parcel 2;

thence North 45°44'39" East, 692.27 feet;

thence South 44°45'21" East, 1540.37 feet to a point on the southerly boundary of said Parcel 2: thence South 29°35'16" West, 6.26 feet to the southeasterly

corner of said Parcel 3-C-2-C;

thence along the boundary of said Parcel 3-C-2-C the following three courses:

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South 29°35'16" West, 761.26 feet; (1)

North 46°24'12" West, 620.29 feet to the southeasterly (2) terminus of Virginia Ranch Road;

(3) North 44°45'21" West, 62.31 feet along the easterly terminus of said Virginia Ranch Road;

thence North 29°35'16" East, 265.32 feet;

thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 90°00'00" and an arc length of 31.42

thence North 60°24'44" West, 22.03 feet;

thence along the arc of a curve to the left having a radius of 220.00 feet, central angle of 50°01'17" and an arc length of 192.07 feet;

thence along a reverse curve to the right having a radius of 280.00 feet, central angle of 60°05'02" and an arc length of 293.62 feet;

thence non-tangent to the preceeding course South 22°30'23" West, 573.52 feet;

thence South 44°45'21" East, 100.00 feet to a point on said boundary of Parcel 3-C-2-C;

thence along said boundary of Parcel 3-C-2-C South 29°35'16" West, 143.14 feet to a point on said right-of-way of U.S. Highway 395;

thence along said right-of-way North 44°45'21" West, 776.37 feet to the POINT OF BEGINNING, containing 39.48 acres, more or less.

The Basis of Bearing for this description is North 44°45'21" West, the easterly right-of-way of U.S. Highway 395 as shown on said Record of Survey for Stoddard Jacobsen, Document No. 129795.

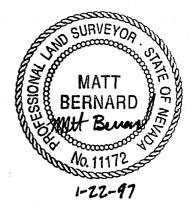
Refer this description to your title company before Note:

incorporating into any legal document.

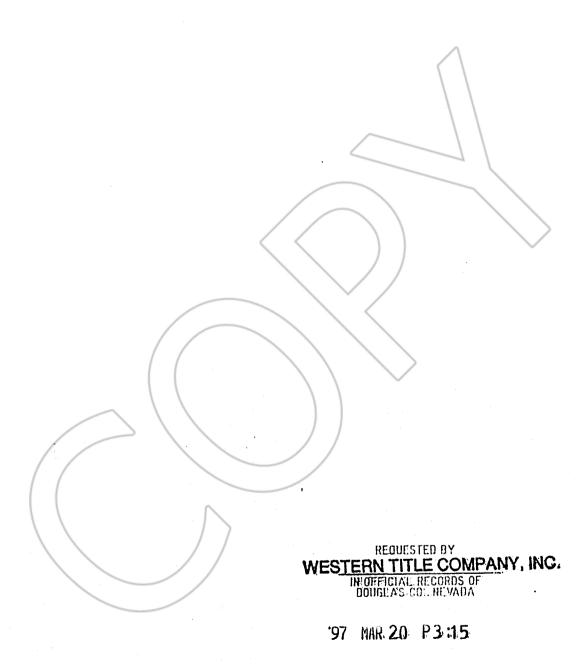
R.O. ANDERSON ENGINEERING, INC. Prepared By:

P.O. Box 2294

Minden, Nevada 89423



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