

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That CHICHESTER ESTATES JOINT VENTURE CONSISTING OF: CSC NEVADA LIMITED LIABILITY, AND BOB F. SPENCE (A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY), AN INDIVIDUAL

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SYNCON HOMES, a Nevada corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

DATE: May 10, 1999

CHICHESTER ESTATES JOINT VENTURE

BY: [Signature]
CSC NEVADA LIMITED LIABILITY
SAMMY F. CEMO - MANAGER/PARTNER

BY: [Signature]
BOB F. SPENCE

STATE OF _____ }
COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____,
by SAMMY F. CEMO

(This area above for official notarial seal)

Signature _____
Notary Public

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:
SYNCON HOMES | SAME
2221 MERIDIAN BLVD., STE. A
MINDEN, NV 89423

0468092
BK0599PG2946

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of El Dorado

On May 10, 1999 before me, CORAZON J. Chua, Notary Public

personally appeared SAMMY F. Cerno & Bob F. Spence

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Cora Chua
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT, Bargain and Sale Deed

Document Date: 5/10/99 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bob F. Spence

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: Sammy F. Cerno

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: Member / PTR. Mgr.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Osc Nevada LLC

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 99030930

Lot 28, Block D, as set forth on FINAL SUBDIVISION MAP No. 1006-5 for CHICHESTER ESTATES, PHASE 5, filed in the office of the County Recorder of Douglas County, Nevada and recorded April 9, 1999 in Book 499, Page 1900, as Document No. 465394.

Assessors Parcel No.: 1320-33-813-021

COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAY 14 P4:09

0468092

BK0599PG2948

LINDA SLATER
RECORDER
\$ 9.00 PAID Kg DEPUTY