

APN: 07-100-01  
Escrow No. 201650ZC (1999-21234KJP)  
R.P.T.T. Exempt #3

WHEN RECORDED MAIL TO:  
Falcon Capital, LLC.  
3905 State Street, suite 7148  
Santa Barbara, CA 93105

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**GRANT, BARGAIN and SALE DEED**

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

MOUNTAIN VENTURES, LLC., A Nevada Limited Liability Company

Do(es) hereby GRANT, BARGAIN and SELL to

FALCON CAPITAL, LLC., A Wyoming Limited Liability Company as to a 88.55% interest and  
WALTER E. HARTMAN AND SALLY J. HARTMAN, husband and wife as Joint Tenants with right  
of survivorship and not as tenants in common as to a 11.45% interest

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

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

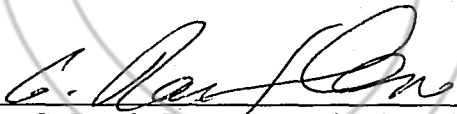
*A.P. NO. 07-100-01*

THE PURPOSE OF THIS CONVEYANCE IS TO DIVEST THE GRANTOR OF ANY RIGHT,  
TITLE AND INTEREST IN THE HEREIN PROPERTY BY WAY OF THAT CERTAIN  
ASSIGNMENT OF CONTRACT OF SALE RECORDING INTO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water  
rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits  
thereof.

Date: 12-16-99

MOUNTAIN VENTURES, LLC.

  
By: G. Randy Lane, Managing Member

0483582

This instrument was acknowledged before me on December 16, 1999, by

G. RANDY LANE

Karen Pawloski  
Notarial Officer



COPY

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 Section 22, Township 13 North, Range 18 East, M.D.B. & M.

COMMENCING at the Northeast corner of Lot 16, in Block 3 of OLIVER PARK, as shown on the Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on February 2, 1959; thence along the Northeasterly line of MICHELE DRIVE the following distances and courses; North  $18^{\circ} 23' 35''$  East, a distance of 111.645 feet; thence on a curve to the right having a radius of 575.00 feet through a central angle of  $10^{\circ} 25' 14''$  for an arc distance of 104.58 feet; thence North  $28^{\circ} 48' 49''$  East, a distance of 257.22 feet to the point of intersection with the Southwesterly line of Kahle Drive extended Northwesterly; thence along the Southwesterly line of said Kahle Drive extended North  $61^{\circ} 11' 11''$  West, a distance of 486.87 feet to the TRUE POINT OF BEGINNING; thence continuing along said line North  $61^{\circ} 11' 11''$  West a distance of 565.63 feet; thence along a curve to the left having a radius of 20.00 feet through a central angle of  $90^{\circ} 00'$ , an arc distance of 31.42 feet; thence South  $28^{\circ} 48' 49''$  West, a distance of 295.29 feet to a point; thence South  $60^{\circ} 40' 41''$  East, a distance of 585.65 feet; thence North  $28^{\circ} 48' 49''$  East, a distance of 320.54 feet to the POINT OF BEGINNING.

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

1999 DEC 30 AM 11: 25

LINDA SLATER  
RECORDER

\$ 9.00 PAID KJ DEPUTY

0483582

BK 1299 PG 5443