RPTT \$647.40 RPN 1320-32-111-003

**RECORDING REQUESTED BY** 

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

AND WHEN RECORDED MAIL THIS DOCUMENT AND ALL TAX STATEMENTS TO:

Granite Park Holding Co., LLC c/o Mr. Robert O. Anderson P. O. Box 2294
Minden, NV 89423

Escrow No. 991210174

## **GRANT BARGAIN AND SALE DEED**

APN: 1320-32-111-003

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association ("Grantor"), successor by merger to First Interstate Bank of Nevada, National Association, does hereby grant, bargain, sell and convey and assign to GRANITE PARK HOLDING CO., LLC, a Nevada limited liability company ("Grantee"), all that certain real property located in the Town of Minden, County of Douglas, State of Nevada, and which is more particularly described in Schedule 1, attached hereto and incorporated herein by this reference (the "Property"), subject to all matters of record in the Official Records of Douglas County, Nevada and the restriction that no bank, credit union, mortgage company, finance company, savings bank or savings and loan shall own all or any part of the Property for a period of twelve consecutive (12) months after the date of recordation of this Grant Bargain and Sale Deed, and no bank, credit union, mortgage company, finance company, savings bank or savings and loan shall use or occupy all or any part of the Property as a "Retail Facility" for a period of twelve (12) consecutive months after the date of recordation of this Grant Bargain and Sale Deed. In addition, for a period of twelve (12) consecutive months after the date of recordation of this Grant Bargain and Sale Deed, neither Grantee nor its successors or assigns will permit any signage to be placed on any part of the Property or the improvements thereon pertaining to the use of the Property as a Retail Facility for a bank, credit union, mortgage company, finance company, savings bank or savings and loan. As used herein, "Retail Facility" shall mean a facility directly open to the general public for the conducting of business including, but not limited to, receiving deposits and accepting withdrawals directly from the customer, meeting with customers, taking loan applications in-person or by telephone and disbursing of loan proceeds. The foregoing restrictions shall run with the Property and be binding on Grantee and its successors and assigns.

So long as Grantee has not violated the foregoing deed restrictions, the deed restrictions shall expire and no longer be enforceable on the date which is twelve (12) consecutive months after the date of recordation of this Grant Bargain and Sale Deed, without the need of any action to be taken by Grantor or Grantee.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

> WELLS FARGO BANK, NATIONAL ASSOCIATION a national banking association

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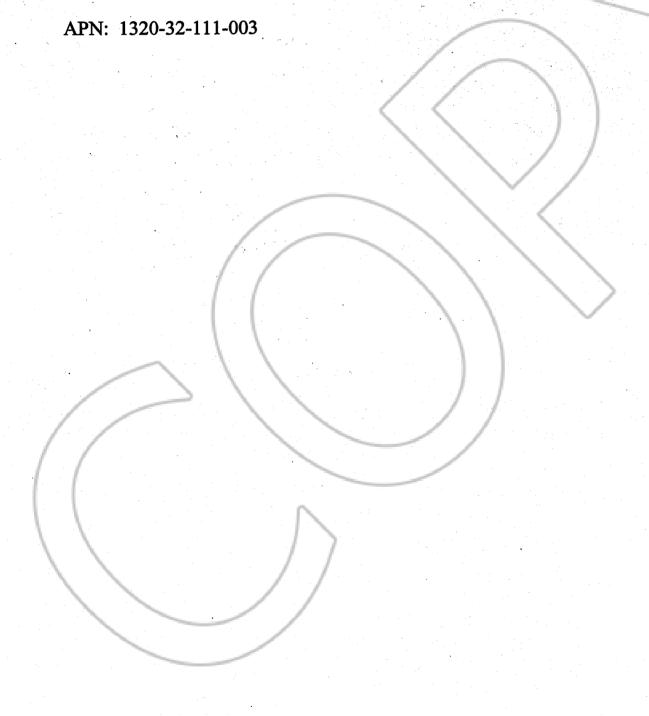
## **SCHEDULE 1**

## Legal Description of Property

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

Lots 14, 15, 16, 17, 18, 19 and 20, in Block H, as shown on the map of TOWN OF MINDEN, filed in the Office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

EXCEPTING THEREFROM the Easterly 0.46 feet of Lot 14, Block H as shown on the official map of Minden, Douglas County, Nevada, as filed in the office of the County Recorder, Douglas County, Nevada, on July 2, 1906.



0484537

STATE OF California ) COUNTY OF Son Francisco )
On
WITNESS my hand and official seal.  JUDY GONZALES COMM. #1185581 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires May 31, 2002 (SEAL)
STATE OF
Signature of Notary (SEAL)

REQUESTED BY

## STEWART TITLE OF DOUGLAS COUNTY IN OFFICIAL RECORDS OF DOUGLAS CO., HEVADA

2000 JAN 14 PM 3: 29

0484537 BK0100PG2402 LINDA SLATER
RECORDER

\$/OPPAID & DEPUTY