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WHEN RECORDED MAIL TO:

Scarpello & Alling, Ltd.
c/o Fred Scarpello
600 E. William Street, Suite 300
Carson City, NV 89701

A.P.N. 1220-10-110-007 &
1220-10-110-008
1220-03-000-022

GRANT, BARGAIN & SALE DEED

R.P.T.T. \$ 2990⁰⁰

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VIRGINIA^C JACOBSEN, an unmarried woman ("Grantor"), does hereby grant, bargain transfer and sell to SIERRA NEVADA SW ENTERPRISES, LTD., a Nevada limited liability company by and through its duly authorized manager, all of its right, title and interest in and to the following real property, situated in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" & "B" attached hereto

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including, but not limited to, all water rights, mineral rights and oil and gas rights; and any reversions, remainders, rents, issues or profits thereof, more particularly described as follows:

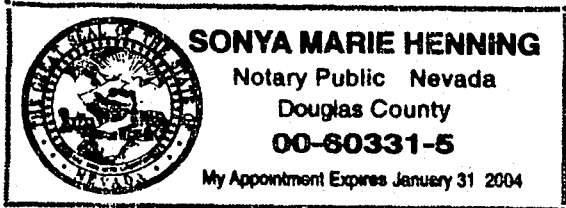
See Exhibit "C" & "D" attached hereto

DATED: September 22, 2000

Virginia Jacobsen
VIRGINIA JACOBSEN

State of Nevada)
County of Douglas)

The above-instrument was acknowledged before me this 22nd day of September, 2000 by VIRGINIA^C JACOBSEN.



Sonya M. Henning
Notary Public

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PARCEL 2

Block 'A', Lot 1 Remainder as shown on the Record of Survey for Jewel Commercial Park recorded June 22, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 442536, more particularly described as follows:

Commencing at the northwest corner of said Lot 1 Remainder, a point on the easterly right-of-way of U.S. Highway 395, **THE POINT OF BEGINNING**;

thence North $68^{\circ}24'34''$ East, 348.51 feet;
thence South $31^{\circ}46'03''$ East, 97.38 feet;
thence South $04^{\circ}29'54''$ West, 189.00 feet;
thence South $62^{\circ}50'16''$ East, 139.15 feet;
thence South $31^{\circ}58'39''$ West, 205.64 feet to a point on said easterly right-of-way;
thence along said easterly right-of-way, North $44^{\circ}45'21''$ West, 454.02 feet;
thence continuing along said easterly right-of-way, along the arc of a curve to the right having a radius of 1958.32 feet, central angle of $02^{\circ}21'51''$ and arc length of 80.80 feet to **THE POINT OF BEGINNING**, containing 2.48 acres, more or less.

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PARCEL 3

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 South $44^{\circ}45'21''$ East), said point bearing North $45^{\circ}14'39''$ 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 $44^{\circ}45'21''$ East, 454.02 feet to the **POINT OF BEGINNING**;

thence North $31^{\circ}58'39''$ East, 205.64 feet to a point on the northeasterly line of Lot 1 as shown on the Final Subdivision Map FSM-2010-2 for Jewel Commercial Park, Phase 2 recorded July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846;

thence along said northeasterly line, South $62^{\circ}50'16''$ East, 185.81 feet;

thence along the southerly line of said Lot 1, South $31^{\circ}58'39''$ West, 264.89 feet to a point on said northeasterly right-of-way line of U.S. Highway 395;

thence along said northeasterly line of U.S. Highway 395, North $44^{\circ}45'21''$ West, 190.23 feet to the **POINT OF BEGINNING**, containing 1.00 acres, more or less.

APN 1220-10-110-008

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EXHIBIT "B"
REAL PROPERTY DESCRIPTION

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

PARCEL 1

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 the southwesterly corner of Parcel 1 as shown on the Parcel Map for Jacobsen Family Survivors/Residual Trust recorded October 2, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 450962, the southeasterly terminus of Mathias Parkway;

thence along the easterly line of Mathias Parkway, North $44^{\circ}45'21''$ West, 634.95 feet to THE POINT OF BEGINNING;

thence along the boundary of said Parcel 1 the following courses:

continuing along said easterly line of Mathias Parkway, North $44^{\circ}45'21''$ West, 905.42 feet;

South $45^{\circ}44'39''$ West, 692.27 feet;

North $27^{\circ}15'55''$ West, 87.00 feet;

South $62^{\circ}44'05''$ West, 100.00 feet;

South $27^{\circ}15'55''$ East, 54.74 feet;

South $74^{\circ}58'11''$ West, 182.38 feet;

South $18^{\circ}19'02''$ West, 144.73 feet;

South $78^{\circ}45'00''$ West, 145.92 feet;

North $62^{\circ}50'16''$ West, 324.96 feet;

North $04^{\circ}29'54''$ East, 189.00 feet;

North $31^{\circ}46'03''$ West, 261.00 feet;

North $05^{\circ}55'25''$ West, 309.40 feet;

North $14^{\circ}52'30''$ East, 126.52 feet;

South $89^{\circ}09'56''$ East, 274.70 feet;

North $17^{\circ}48'57''$ West, 3310.11 feet;

thence leaving said Parcel 1 boundary, South $89^{\circ}19'57''$ East, 1265.26 feet;

thence South $11^{\circ}56'32''$ East, 249.17 feet;

thence North $89^{\circ}37'36''$ East, 5.58 feet;

thence South $12^{\circ}42'33''$ East, 2071.22 feet;

thence North $77^{\circ}45'22''$ East, 902.32 feet;

thence South $12^{\circ}21'42''$ East, 1448.10 feet to the northeasterly corner of Parcel 2 per said Parcel Map; 023-38-98

thence South $21^{\circ}13'25''$ West, 604.49 feet to THE POINT OF BEGINNING, containing 134.78 acres, more or less.

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EXHIBIT "C"

WATER RIGHTS

As to Parcel 2:

A portion of Claim No. 147, owned by Grantor, heretofore adjudicated in that certain action entitled "United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation et al, Defendants", the same in Equity Docket No. D-183 in the United States District Court for the District of Nevada, being 2.48 irrigated acres.

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As to Parcel 3:

A portion of Claim No. 147, owned by Grantor, heretofore adjudicated in that certain action entitled "United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation et al, Defendants", the same in Equity Docket No. D-183 in the United States District Court for the District of Nevada, being 0.33 irrigated acres.

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Water Rights Released

The following described water and water rights, ditch and ditch rights located within Douglas County, Nevada. Said rights are on file at the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer in Carson City, Nevada and the United State Federal District Court Water Master's Office located in Reno, Nevada and are more particularly described as follows;

As to Parcel 1:

A portion of Claim No. 141, owned by Grantor, heretofore adjudicated in that certain action entitled "United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation et al, Defendants", the same in Equity Docket No. D-183 in the United States District Court for the District of Nevada, being 16.85 irrigated acres.

A portion of Claim No. 147, owned by Grantor, heretofore adjudicated in that certain action entitled "United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation et al, Defendants", the same in Equity Docket No. D-183 in the United States District Court for the District of Nevada, being 4.38 irrigated acres.

A portion of Permit No. 49868/Certificate 14397, owned by Grantor, and as issued by the Nevada State Engineer, being 0.66 irrigated acres.

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REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 SEP 26 AM 9: 58

LINDA SLATER
RECORDER

\$11⁰⁰ PAID *K2* DEPUTY

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