

82625-99

GRANT, BARGAIN AND SALE DEED

RPTT \$ # 3

APN: 13-210-02, 13-210-04, 13-210-05, 13-210-06, 13-210-10

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EDGAR S. ROBERTS, a married man as his sole and separate property

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to EDGAR S. ROBERTS, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city Carson City county of Douglas, state of Nevada bounded and described as follows:

See exhibit "a" attached hereto and made a part hereof

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

Dated: January 26, 2001

STATE OF NEVADA

COUNTY OF Douglas

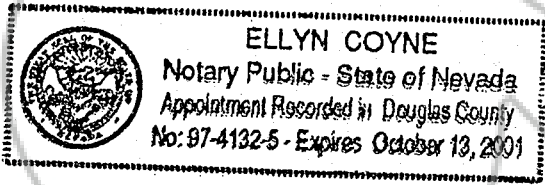
} ss. Edgar S. Roberts  
EDGAR S. ROBERTS

This instrument was acknowledged before me on

1-29-01

by Edgar S. Roberts.

Ellyn Coyne  
Notary Public



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name Red Roberts  
Street Address P.O. Box 1882  
City, State Carson City NV  
Zip 89702  
Order No. 82625-99

0508503

BK0201PG1810

Tgdeed(4/20/00)

**DESCRIPTION  
ADJUSTED A.P.N. 13-210-05  
(OUTPARCEL 3)**

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

A parcel of land located within the West one-half of Government Lot 2 of Section 6 and within Government Lot 15, westerly of U.S. Highway 395, of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-sixteenth corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the southwest corner of 13-210-04 on the Amended Record of Survey for Douglas County #32 recorded July 11, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495561;

thence along the southerly line of said West one-half of Government Lot 2, North 89°32'09" East, 1317.49 feet to the northeast one-sixteenth corner (NE 1/16) of said Section 6, the POINT OF BEGINNING;

thence North 00°21'09" East, 107.38 feet;

thence North 89°44'06" West, 0.59 feet;

thence North 00°15'54" East, 121.97 feet;

thence along the arc of a curve to the left having a radius of 468.37 feet, central angle of 07°50'03", and arc length of 64.04 feet;

thence East, 245.10 feet to a point on the westerly right-of-way of U.S. Highway 395;

thence along said westerly right-of-way, South 07°48'25" West, 294.25 feet to a point on the southerly line of said Government Lot 15;

thence along said southerly line, South 89°31'04" West, 201.70 feet to the POINT OF BEGINNING, containing 64,759 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



0508503

BK0201PG1811

**DESCRIPTION  
ADJUSTED A.P.N. 13-210-04  
(OUTPARCEL 2)**

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

A parcel of land located within the West one-half of Government Lot 2 of Section 6 and within Government Lots 14 and 15, westerly of U.S. Highway 395, of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-sixteenth corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the southwest corner of 13-210-04 on the Amended Record of Survey for Douglas County #32 recorded July 11, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495561;

thence along the southerly line of said West one-half of Government Lot 2, North 89°32'09" East, 1317.49 feet to the northeast one-sixteenth corner (NE 1/16) of said Section 6;

thence North 00°21'09" East, 107.38 feet;

thence North 89°44'06" West, 0.59 feet;

thence North 00°15'54" East, 121.97 feet;

thence along the arc of a curve to the left having a radius of 468.37 feet, central angle of 07°50'03", and arc length of 64.04 feet, the POINT OF BEGINNING;

thence along the arc of a compound curve to the right having a radius of 437.37 feet, central angle of 07°50'03", and arc length of 59.80 feet;

thence North 00°15'54" East, 93.44 feet;

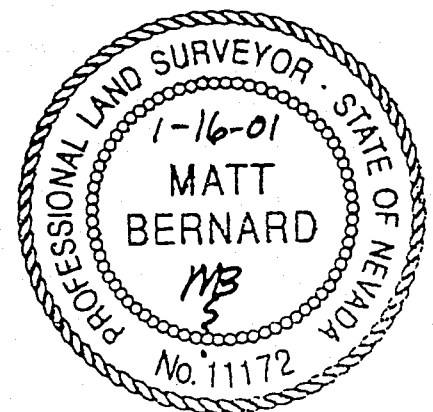
thence East, 269.47 feet to a point on the westerly right-of-way of U.S. Highway 395;

thence along said westerly right-of-way, South 07°48'25" West, 154.51 feet;

thence West, 245.10 feet to the POINT OF BEGINNING, containing 39,616 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



0508503  
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**DESCRIPTION**  
**ADJUSTED A.P.N. 13-210-06**  
**(DEVELOPER'S TRACT)**

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

A parcel of land located within the West one-half of Government Lot 2 of Section 6 and within Government Lots 7 and 14, westerly of U.S. Highway 395, of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-sixteenth corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the southwest corner of 13-210-04 on the Amended Record of Survey for Douglas County #32 recorded July 11, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495561;

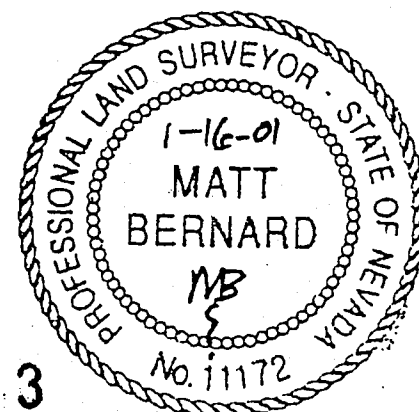
thence along the westerly line of said West one-half of Government Lot 2, North 00°15'54" East, 833.43 feet to the POINT OF BEGINNING;  
thence continuing along said westerly line, North 00°15'54" East, 82.34 feet;  
thence North 78°12'09" East, 1348.97 feet;  
thence along the easterly line of said West one-half of Government Lot 2, South 00°21'09" West, 186.13 feet;  
thence along the northerly line of said Government Lot 7, North 89°35'11" East, 329.99 feet to the northeast corner of said Government Lot 7;  
thence along the east line of said Government Lot 7, South 00°19'55" West, 15.71 feet to a point on the westerly right-of-way of U.S. Highway 395;  
thence along said westerly right-of-way, South 07°48'25" West, 358.78 feet;  
thence North 89°44'06" West, 268.76 feet;  
thence along the arc of a curve to the left having a radius of 24.50 feet, central angle of 90°00'00", and arc length of 38.48 feet;  
thence non-tangent to the preceding course, North 00°15'54" East, 170.04 feet;  
thence along the arc of a curve to the left having a radius of 55.50 feet, central angle of 90°00'00", and arc length of 87.18 feet;  
thence North 89°44'06" West, 620.50 feet;  
thence North 00°15'54" East, 8.33 feet;  
thence North 89°44'06" West, 340.00 feet;  
thence South 00°15'54" West, 18.50 feet;  
thence along the arc of a curve to the right having a radius of 1.50 feet, central angle of 90°00'00" and arc length of 2.36 feet;  
thence North 89°44'06" West, 291.00 feet to the POINT OF BEGINNING,  
containing 9.09 acres, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423

**0508503**

**BK0201PG1813**



**DESCRIPTION**  
**ADJUSTED A.P.N. 13-210-10**  
**(BOXSITE)**

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

A parcel of land located within the West one-half of Government Lot 2 of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-sixteenth corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the southwest corner of 13-210-04 on the Amended Record of Survey for Douglas County #32 recorded July 11, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495561, the POINT OF BEGINNING;

thence along the westerly line of said West one-half of Government Lot 2, North 00°15'54" East, 833.43 feet;

thence South 89°44'06" East, 291.00 feet;

thence along the arc of a curve to the left having a radius of 1.50 feet, central angle of 90°00'00" and arc length of 2.36 feet;

thence North 00°15'54" East, 18.50 feet;

thence South 89°44'06" East, 340.00 feet;

thence South 00°15'54" West, 8.33 feet;

thence South 89°44'06" East, 620.50 feet;

thence along the arc of a curve to the right having a radius of 55.50 feet, central angle of 90°00'00", and arc length of 87.18 feet;

thence South 00°15'54" West, 420.00 feet;

thence along the arc of a curve to the left having a radius of 437.37 feet, central angle of 07°50'03", and arc length of 59.80 feet;

thence along the arc of a compound curve to the right having a radius of 468.37 feet, central angle of 07°50'03", and arc length of 64.04 feet;

thence South 00°15'54" West, 121.97 feet;

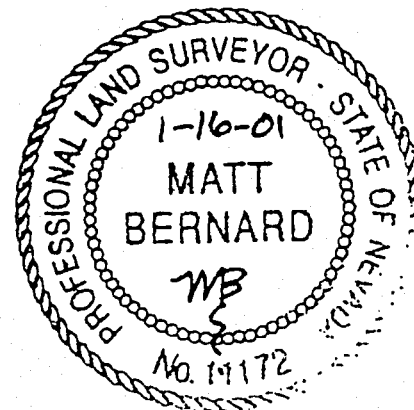
thence South 89°44'06" East, 0.59 feet;

thence South 00°21'09" East, 107.38 feet to a point on the southerly line of said West one-half of Government Lot 2;

thence along said southerly line, South 89°32'09" West, 1317.49 feet to the POINT OF BEGINNING, containing 25.16 acres, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



0508503

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**DESCRIPTION  
ADJUSTED A.P.N. 13-210-02  
(OUTPARCEL 1)**

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

A parcel of land located within the West one-half of Government Lot 2 of Section 6 and within Government Lot 14, westerly of U.S. Highway 395, of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-sixteenth corner (CC N1/16) of said Section 6, a found 5/8" rebar with aluminum cap PLS 3519, shown as the southwest corner of 13-210-04 on the Amended Record of Survey, for Douglas County #32 recorded July 11, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495561;

thence along the southerly line of said West one-half of Government Lot 2, North 89°32'09" East, 1317.49 feet to the northeast one-sixteenth corner (NE 1/16) of said Section 6;

thence North 00°21'09" East, 107.38 feet;

thence North 89°44'06" West, 0.59 feet;

thence North 00°15'54" East, 121.97 feet;

thence along the arc of a curve to the left having a radius of 468.37 feet, central angle of 07°50'03", and arc length of 64.04 feet;

thence along the arc of a compound curve to the right having a radius of 437.37 feet, central angle of 07°50'03", and arc length of 59.80 feet;

thence North 00°15'54" East, 93.44 feet to the POINT OF BEGINNING;

thence continuing North 00°15'04" East, 156.52 feet;

thence along the arc of a curve to the right having a radius of 24.50 feet, central angle of 90°00'00", and arc length of 38.48 feet;

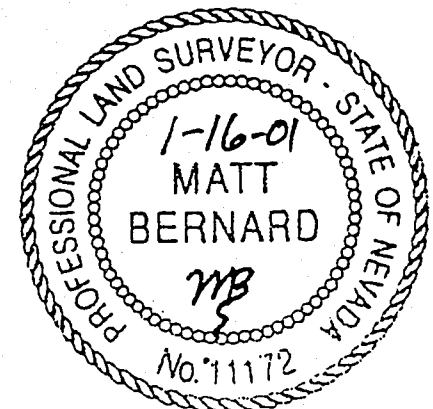
thence South 89°44'06" East, 268.76 feet to a point on the westerly right-of-way of U.S. Highway 395;

thence along said westerly right-of-way, South 07°48'25" West, 181.34 feet;

thence West, 269.47 feet to the POINT OF BEGINNING, containing 50,620 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



0508503

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COPY

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

2001 FEB -9 PM 4: 13

LINDA SLATER  
RECORDER

\$ 13.00 PAID K2 DEPUTY

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