

82625-99

AP # 13-210-020
13-210-050
13-210-040
13-210-060

R.P.T.T. \$ 4,607.85 - Det

WHEN RECORDED RETURN TO:
Sam Walton Development Complex
Mr. George J. Bacso, III
2001 S.E. 10th Street
Bentonville, Arkansas 72716-0550

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That EDGAR S. ROBERTS, a married man as his sole and separate property, whose address is Clear Creek Industrial Park, P.O. Box 1882, Carson City, Nevada 89702, in consideration of Ten Dollars (\$10), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to WAL-MART REAL ESTATE BUSINESS TRUST, whose address is 702 S.W. 8th Street, Bentonville, Arkansas 72716, all that real property situate in the County of Douglas, State of Nevada, bounded and described on Exhibit A attached hereto and incorporated herein by this reference. Assessor's Parcel Nos.: 0000-13-210-020, 0000-13-210-050, 0000-13-210-040, 0000-13-210-060.

SUBJECT TO those items set forth on Exhibit B attached hereto and made a part hereof.

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

DATED: Jan. 30, 2001

Edgar S. Roberts
Edgar S. Roberts

State of Nevada

County of Douglas

The foregoing instrument was acknowledged before me this 30th day of JANUARY, 2001, by Edgar S. Roberts, on his own behalf.

(Seal and Expiration Date)



Kathy Swain
Notary Public

0508504

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EXHIBIT A

A parcel of land located within the West ½ of Government Lot 2 of Section 6, Township 14 North, Range 20 East, M.D.M. more particularly described as follows:

Commencing at the North 1/16 corner 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 ½ 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, 107.37 feet to a point on the southerly line of said West ½ of Government Lot 2;

Thence along said Southerly line, South 89°32'09" West, 1317.49 feet to the POINT OF BEGINNING.

EXHIBIT B
Permitted Exceptions

1. Water rights, claims or title to water.

2. Easement to construct, operate and maintain electric facilities and incidental purposes

Granted to: CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA
DBA CONTINENTAL TELEPHONE COMPANY OF NEVADA

By: CLEAR CREEK ENTERPRISES, INC., a Nevada corporation

Recorded: March 7, 1975 in Book 375 Page 176, Document No. 78664,
Official Records of Carson City County, Nevada

3. Easement to construct, operate and maintain electric facilities and incidental purposes

Granted to: SIERRA PACIFIC POWER COMPANY, a corporation, their
successors and assigns and CONTINENTAL TELEPHONE
COMPANY OF CALIFORNIA

Recorded: December 16, 1975 in Book 1276 Page 1048, Document
No. 63558, Official Records of Carson City County, Nevada

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

2001 FEB -9 PM 4: 19

LINDA SLATER
RECORDER

\$ 9.00 PAID RJ DEPUTY

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BK0201PG1819