

A.P.N. 1319-02-000-002

Full Value

Escrow No. 010700962

R.P.P.T. \$422.50

Recording Requested By:
STEWART TITLE COMPANY

When Recorded, Mail to:
Phat Pads, Inc., a Nevada corporation
P. O. BOX 10719
ZEPHYR COVE, NV. 89448

Mail Tax Statements to:
SAME AS ABOVE

GRANT, BARGAIN AND SALE DEED

For valuable consideration, Little Mondeaux Limousin Corporation, a Nevada corporation ("Grantor"), does hereby grant, bargain and sell to Phat Pads, Inc., a Nevada corporation ("Grantee"), whose address is: P. O. BOX 10719, ZEPHYR COVE, NV. 89448, and to the heirs and assigns of such Grantee, forever, all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and made a part hereof (the "Property");

RESERVING UNTO GRANTOR, HOWEVER, all waters and water rights appurtenant to the land or used in connection therewith, including historical use;

FURTHER RESERVING UNTO GRANTOR, HOWEVER, all development rights in excess of one development right for construction of one (1) single family residence, and any structures and improvements for accessory uses as may be allowed, including in such reservation, but not by way of limitation, any and all after-acquired development rights resulting from any change in any land use law or ordinance, or otherwise, which after-acquired development rights are hereby retained by the Grantor;

SUBJECT, HOWEVER, to that certain agreement between Grantor and Grantee to encumber the property hereby conveyed with a Deed of Conservation Easement and Covenant Restricting Transfer of Water Rights in favor of Douglas County, a political subdivision of the State of Nevada;

AND FURTHER SUBJECT, HOWEVER, TO:

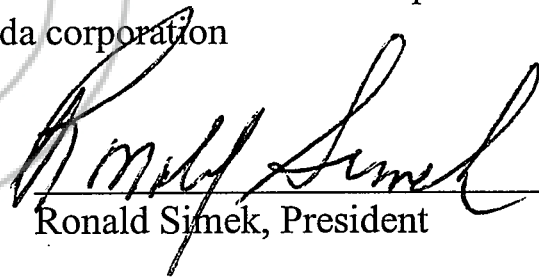
1. The Covenants, Conditions and Restrictions recorded March 23, 1998, in Book 398, at Page 4707, as Document No. 435462, Official Records of Douglas County, Nevada.
2. A First Amendment to Declaration of Covenants, Conditions and Restrictions recorded June 1, 1998, in Book 698, at Page 242, as Document No. 441033, Official Records of Douglas County, Nevada.
3. A Consent to First Amendment to Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows, recorded June 1, 1998, in Book 698, at Page 295, as Document No. 441037, Official Records of Douglas County, Nevada.
4. A Second Amendment to Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows recorded August 12, 1998, in Book 898, at Page 2675, as Document No. 446977, Official Records of Douglas County, Nevada.
5. Grant of Conservation Easement and Covenant Restricting Transfer of Water Rights recorded July 16, 2001, in book 0701, at page 6878, as document no. *, official records of Douglas County, Nevada. *519277
6. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed and all matters of record or apparent.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any revisions, remainders, rents, issues or profits thereof.

Date: July 17, 2001

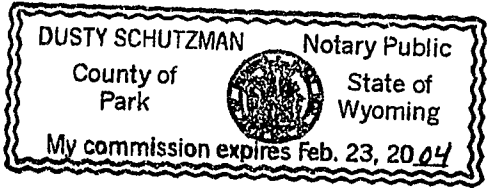
Little Mondeaux Limousin Corporation, a
Nevada corporation

By:


Ronald Simek, President

Wyoming)
State of ~~Nevada~~)
Park) ss.
County of ~~Douglas~~)

This instrument was acknowledged before me on July 17, 2001, by Ronald Simek, as President of Little Mondeaux Limousin Corporation, a Nevada corporation.



Dusty Schutzman
Notary Public

COOPER

Exhibit "A"
Legal Description

(See attached.)

COPY

EXHIBIT "A"
LEGAL DESCRIPTION

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

Being a portion of Section 2, 3, & 10, Township 13 North, Range 19 East, M.D.B.&M. further described as follows:

PARCEL 1:

Parcel 1A, as set forth on map of Division into Large Parcels LDA# 99-040 filed for Record in the Office of the County Recorder of Douglas County, State of Nevada on September 8, 2000, in Book 900, Page 1083, as Document No. 499064.

Excepting therefrom all that portion thereof lying between the ordinary mean high water mark of the Carson River.

ASSESSOR'S PARCEL NO. 1319-02-000-002

PARCEL 2:

TOGETHER WITH access easement for ingress and egress as set out in documents recorded November 16, 1992, in Book 1192, Pages 2544 and 2555, Document Nos. 293200 and 293201, and amended by document recorded June 25, 1993 in Book 693, Page 5808, Document No. 310886, and further amended by document recorded July 23, 1993 in Book 793, Page 4480, Document No. 313255.

PARCEL 3:

A 50 foot Private Access Easement as described in Document recorded June 5, 2000, in Book 600, Page 792, as Document No. 493383.

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 JUL 26 PM 3:42

LINDA SLATER
RECORDER

\$1100 PAID BC DEPUTY

STEWART TITLE
Guaranty Company