

A.P.N. # 05-220-08-09-14

R.P.P.T. \$36,075.00

Escrow No. 010507652

Full Value

RECORDING REQUESTED BY:

010502410

STEWART TITLE COMPANY

When Recorded, Mail To:

Mail Tax Statements To:

Mail Tax Statements to:  
Sierra Sunset, a Nevada LLC  
Attn: John K. Connors  
c/o Alling & Jillson, Ltd.  
Post Office Box 3390  
Stateline, NV 89449-3390

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEPHEN H. BOURNE AND NELGENE H. BOURNE, TRUSTEES OF THE S.H. BOURNE - 1994 TRUST u/I/d November 16, 1994


in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to SIERRA SUNSET, a Nevada LLC

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area, County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

DATE: November 8, 2001



STEPHEN H. BOURNE, Trustee



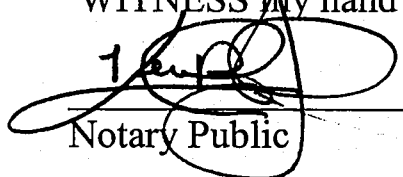
NELGENE H. BOURNE, Trustee

State of NEVADA )

County of DOUGLAS ) ss.

This instrument was acknowledged before me on the 8 day of NOVEMBER 2001, by Stephen H. Bourne, Trustee and Nelgene H. Bourne, Trustee.

WITNESS my hand and official seal.

  
Notary Public

[SEAL]

KENNETH R. JILLSON  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 98-1578-3 - Expires April 8, 2002

0530000

BK 1201 PG 4343

## LEGAL DESCRIPTION

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

All that real property situate in Section 15, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, described as follows:

PARCEL NO. 1:

Parcel "A" as set forth on that certain Parcel Map for ROUND HILL, LTD., recorded September 20, 1979, in Book 979 of Official Records at Page 1667 as Document No. 36918, Douglas County, Nevada, together with all that portion of Parcel "C" of said Parcel Map conveyed by Deed recorded November 15, 1983, in Book 1183 of Official Records at Page 1516 as Document No. 91001, described as follows:

Beginning at the most Northerly corner of Parcel "B" of that certain Parcel Map recorded in Book 979, Page 1667, Document No. 36918; thence North  $60^{\circ}55'42''$  East 234.11 feet; thence North  $17^{\circ}25'49''$  East 231.73 feet; thence South  $82^{\circ}29'39''$  East 550.09 feet; thence North  $74^{\circ}58'01''$  East 279.09 feet to a point on the Westerly right-of-way line of U.S. Highway 50; thence Southwesterly along a curve concave to the West with a radius of 960.00 feet, a central angle of  $26^{\circ}54'50''$ , an arc length of 464.78 feet; thence leaving said Westerly line South  $69^{\circ}42'04''$  West 351.36 feet; thence South  $63^{\circ}19'54''$  West 331.90 feet; thence North  $27^{\circ}07'31''$  West 327.55 feet; thence North  $72^{\circ}07'31''$  West 339.19 feet to the POINT OF BEGINNING.

Said land more fully shown as Parcel "A" as set forth on Record of Survey recorded November 15, 1983, in Book 1183 of Official Records at Page 1520 as Document No. 91003, Douglas County, Nevada.

Assessor's Parcel Number 05-220-140

PARCEL NO. 2:

All that portion of the Northwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Continued on next page

Order No. 010502410, 010507652

Commencing at the Meander Corner common to Section 15 and 16, Township 13 North, Range 18 East, M.D.M.; thence North 44°02'49" East 1006.25 feet to the True Point of Beginning; thence North 44°02'49" East 148.00 feet to a point on the Southwesterly line of U.S. Highway 50; thence along said Southwesterly line South 52°08'06" East 148.00 feet; thence South 44°02'49" West 148.00 feet; thence North 52°08'06" West 148.00 feet to the True Point of Beginning.

Assessor's Parcel No. 05-220-080

PARCEL NO: 3:

All that portion of the Northwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at the Meander Corner common to Sections 15 and 16, Township 13 North, Range 18 East, M.D.M., thence North 44°02'49" East 1006.25 feet and South 52°08'06" East 148.00 feet to the True Point of Beginning; thence North 44°02'49" East 148.00 feet to a point on the Southwesterly line of U.S. Highway 50; thence along said Southwesterly line South 52°08'06" East 147.16 feet; thence South 44°02'49" West 148.00 feet; thence North 52°08'06" West 147.16 feet to the True Point of Beginning.

PARCEL NO. 3A:

All that portion of the Northwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at the Meander Corner common to Sections 15 and 16, Township 13 North, Range 18 East, M.D.M.; thence North 44°02'49" East 1006.25 feet and South 52°08'06" East 148.00 feet to the True Point of Beginning; thence South 52°08'06" East 197.16 feet; thence North 86°45'33" West 258.96 feet; thence North 44°02'49" East 148.00 feet to the True Point of Beginning.

Assessor's Parcel No. 05-220-090

Continued on next page

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EXCEPTING THEREFROM the above Parcel's 1, 2, 3 and 3A any portion lying within Highway 50, by Deed to the State of Nevada, recorded July 18, 1933, in Book "T" of Deeds, Page 436, Document No. 1170, Records of Douglas County, Nevada.

PARCEL NO. 4:

A non-exclusive easement 10 feet in width for the installation, maintenance, repair and replacement of a subsurface water line, in the document from Donald Chaiken and Carole C. Chaiken to Stephen H. Bourne, dated October 11, 1990, recorded November 15, 1990, in Book 1190, Page 2042, Document No. 238844, Official Records.

PARCEL NO. 5:

A non-exclusive subsurface easement 10 feet in width for the installation, maintenance, repair and replacement of a sewer pipeline in the document from Donald Chaiken and Carole C. Chaiken to Stephen H. Bourne, dated October 11, 1990, recorded November 15, 1990, in Book 1190, Page 2048, Document No. 238846.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 30, 1994, AS FILE NO. 351527, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

BK 1194

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

2001 DEC 13 PM 1:06

LINDA SLATER  
RECORDER

\$17<sup>00</sup> PAID *BL* DEPUTY

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