

WHEN RECORDED RETURN TO:

James Canyon, LLC
P.O. Box 586
2601 Jacks Valley Road
Genoa, Nevada 89411

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

MAIL TAX STATEMENTS TO:

James Canyon, LLC
P.O. Box 586
2601 Jacks Valley Road
Genoa, Nevada 89411

STEWART TITLE OF DOUGLAS COUNTY

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronald L. Simek, an unmarried man, hereby GRANTS, BARGAINS AND SELLS to James Canyon, LLC, a Nevada limited liability company, the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** hereto and by this reference incorporated herein (the "Property");

TOGETHER WITH the tenements, hereditaments and appurtenances, including easements thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, all waters, water rights and ditch rights, appurtenant to the Property or used in connection therewith;

SUBJECT, HOWEVER, TO:

- (1) The Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002, in the office of the County Recorder of Douglas County, Nevada, as document no. 0536361, official records; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements, for Mountain Meadow Estates recorded on March 27, 2002, as document no. 538054, of said official records.

(2) All other covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

DATED this 19 day of March, 2002

Ronald L. Simek
Ronald L. Simek

STATE OF NEVADA)
)ss.
County of CLARK)

This instrument was acknowledged before me on 3-19, 2002, by Ronald L. Simek.

Vince Silveroli
Notary Public
My Commission Expires: 12-21-05

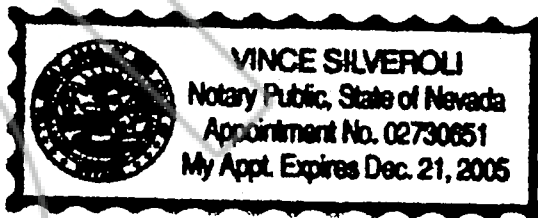


Exhibit "A"
Legal Description

All that real property situate in portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

All that certain real property within the perimeter boundaries of Mountain Meadow Estates Phase 1, as shown on the Final Subdivision Map and Planned Development PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002, in the office of the County Recorder, Douglas County, Nevada as Document No. 536360.

COPY

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAR 27 PM 1:22

LINDA SLATER
RECORDER

PAID *KG* DEPUTY