

# GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EASTSIDE MEMORIAL PARK, INC., A NEVADA CORPORATION

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
AURORA LAND LLC, a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the 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: April 11, 2002

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s

On APRIL 11, 2002 personally  
appeared before me, a Notary Public,

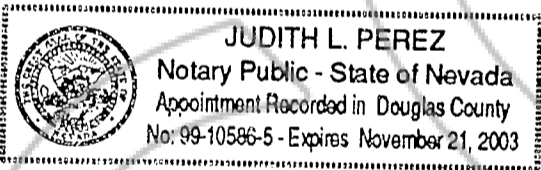
EASTSIDE MEMORIAL PARK, INC.

JOHN S. SHAHIN, PRESIDENT

John S. Shahin, Pres.  
BY: JOHN S. SHAHIN

personally known or proved to me to be the person whose name is  
subscribed to the above instrument who acknowledged that he  
executed the instrument.

Signature [Signature]



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO:**

Name **AURORA LAND LLC**  
Street Address 1655 HWY 395  
City, State MINDEN, NV 89423  
Zip

**MAIL TAX STATEMENTS TO:**

Name **AURORA LAND LLC**  
Street Address SAME AS ABOVE  
City, State  
Zip

Order No. 00085984-201-CLH

0539630

BK0402PG04520

Exhibit A

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

PARCEL 1:

Situate in the Southwest one-quarter (SW ¼) of the Northeast one-quarter (NE ¼) and a portion of the Northwest one-quarter (NW ¼) of the Southeast one-quarter (SE ¼) of Section 26, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the Northwest corner of Parcel 1-A1 as set forth on the certain Land Division Map for Alvin M. and Mildred L. May, that was filed for record in the office of the County Recorder of Douglas County, Nevada, in Book 385 at Page 2506 under Document No. 115326 of Official Records;

THENCE South 89°27'09" East, 1319.33 feet;  
THENCE South 00°09'52" West, 1358.01 feet;  
THENCE North 89°35'42" West, 1315.64 feet;  
THENCE North 00°00'36" East, 1361.31 feet to the POINT OF BEGINNING.

PARCEL 2:

A portion of the Northwest one-quarter (NW ¼) of the Southeast one-quarter (SE ¼) of Section 26, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the Southwest corner of 1-A2 as set forth on that certain Land Division Map for Alvin M. and Mildred L. May, that was filed for record in the Office of the County Recorder of Douglas County, Nevada, in Book 385, at Page 2506 under Document No. 115326 of Official Records;

THENCE North 00°00'36" East, 1301.31 feet;  
THENCE South 89°35'42" East, 1315.64 feet;  
THENCE South 00°01'01" West, 611.61 feet;  
THENCE South 89°35'00" East, 30.00 feet;  
THENCE South 00°10'08" East, 690.00 feet;  
THENCE North 89°35'00" West, 1347.80 feet to the POINT OF BEGINNING.

Said Parcels more fully set forth in that certain Grant Deed to adjust boundary line recorded April 10, 1985, in Book 485, of Official Records, at Page 855, Douglas County, Nevada, as Document No. 115877.

PARCEL 3:

That portion of the West ½ of Section 26, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of Parcel 14A of that certain Record of Survey for Boundary Line Adjustment as shown on map recorded in Book 990, at Page 2499, as Document No. 234827 of the Official Records of said Douglas County;

THENCE easterly along the northerly line of said Parcel 14A, South 89°09'54" East, 893.05 feet to the Northeast corner of said Parcel 14A;  
THENCE southerly along the easterly line of said Parcel 14A, South 0°25'24" West, 886.54 feet;  
THENCE South 89°34'29" East, 239.47 feet;  
THENCE South 0°25'24" West, 354.37 feet to a point on the centerline of Buckeye Road as said road is shown, per Book 587, at Pages 744, 747, 754 and 757 of the Official Records of said Douglas County;  
THENCE easterly along said centerline, South 89°08'22" East, 184.33 feet to an angle point in said centerline;  
THENCE South 89°07'32" East, 1329.59 feet to a point on the easterly right-of-way line of East Valley Road as said road is shown on said Document No. 234827;  
THENCE southerly along said easterly right-of-way line, South 0°55'24" West, 90.06 feet to the center ¼ corner of said Section 26;  
THENCE continuing southerly along said easterly right-of-way line, South 0°52'15" West, 348.57 feet to the southeasterly corner of said Parcel 14A;  
THENCE westerly along the southerly line of said Parcel 14A, North 89°02'28" West, 2660.55 feet to the southwesterly corner of said Parcel 14A;  
THENCE northerly along the westerly line of said Parcel 14A, North 1°03'20" East, 344.65 feet;  
THENCE North. 0°03'14" East, 651.49 feet;  
THENCE North. 1°56'39" East, 677.09 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the Southwest ¼ of Section 26, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 14A of that certain RECORD OF SURVEY for BOUNDARY LINE ADJUSTMENT, recorded in Book 990, at Page 2499, as Document No. 234827 of the Official Records of said Douglas County;

THENCE westerly along the southerly line of said Parcel 14A, North 89°47'12" West, 2580.48 feet to a point on the easterly right-of-way line of Lombardy Way;  
THENCE northerly along said right-of-way line North 0°18'32" East, 302.05 feet to the beginning of a curve concave to the Southeast and having a radius of 20.00 feet;  
THENCE northeasterly along said curve through a central angle of 83°09'37" an arc distance of 29.03 feet to a point on the southerly right-of-way line of Buckeye Road, a radial line through said point bears South 6°31'51" East, said point being a point of reversing curvature, said reversing curve being concave to the Northwest and having a radius of 1070.00 feet;  
THENCE northeasterly along said curve through a central angle of 9°21'53" an arc distance of 174.89 feet;  
THENCE North 74°13'22" East, 45.09 feet to the beginning of a curve concave to the Southeast and having a radius of 930.00 feet;  
THENCE northeasterly along said curve through a central angle of 16°00'29" an arc distance of 259.84 feet;  
THENCE South 89°52'44" East, 811.29 feet;  
THENCE South 89°52'20" East, 1259.43 feet to the beginning of a curve concave to the Southwest and having a radius of 20.00 feet;  
THENCE southeasterly along said curve through a central angle of 90°03'20" an arc distance of 31.44 feet to a point on the westerly right-of-way line of East Valley Road;  
THENCE southerly along said right-of-way line South 0°11'00" West, 40.01 feet;  
THENCE South 0°07'11" West, 348.57 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM all portions of the right-of-way of the following roads:

Buckeye Road (60.00 feet wide measured at right angles) as said road is shown per Book 587, Pages 744, 747, 754 and 757.

East Valley Road (50.00 feet wide measured at right angles) as said road is shown per Book 990, Page 2499.

Lombardy Road (30.00 feet wide measured at right angles) as said road is shown per Book 990, Page 2499.

PARCEL 4:

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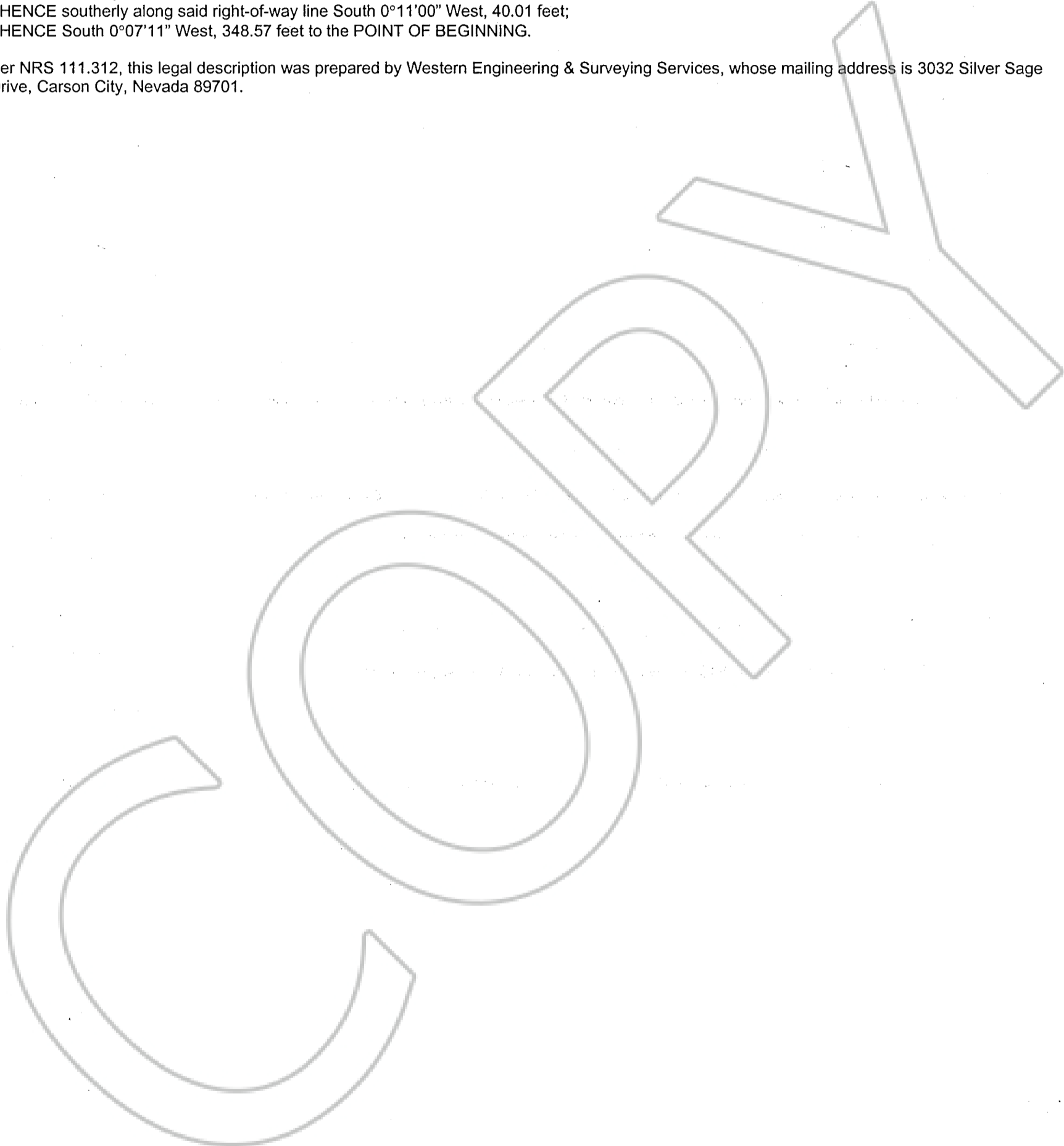
BK 0402 PG 04521

That portion of the Southwest ¼ of Section 26, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 14A of that certain RECORD OF SURVEY for BOUNDARY LINE ADJUSTMENT, recorded in Book 990, at Page 2499, as Document No. 234827 of the Official Records of said Douglas County;

THENCE westerly along the southerly line of said Parcel 14A, North 89°47'12" West, 2580.48 feet to a point on the easterly right-of-way line of Lombardy Way;  
THENCE northerly along said right-of-way line North 0°18'32" East, 302.05 feet to the beginning of a curve concave to the Southeast and having a radius of 20.00 feet;  
THENCE northeasterly along said curve through a central angle of 83°09'37" an arc distance of 29.03 feet to a point on the southerly right-of-way line of Buckeye Road, a radial line through said point bears South 6°31'51" East, said point being a point of reversing curvature, said reversing curve being concave to the Northwest and having a radius of 1070.00 feet;  
THENCE northeasterly along said curve through a central angle of 9°21'53" an arc distance of 174.89 feet;  
THENCE North 74°13'22" East, 45.09 feet to the beginning of a curve concave to the Southeast and having a radius of 930.00 feet;  
THENCE northeasterly along said curve through a central angle of 16°00'29" an arc distance of 259.84 feet;  
THENCE South 89°52'44" East, 811.29 feet;  
THENCE South 89°52'20" East, 1259.43 feet to the beginning of a curve concave to the Southwest and having a radius of 20.00 feet;  
THENCE southeasterly along said curve through a central angle of 90°03'20" an arc distance of 31.44 feet to a point on the westerly right-of-way line of East Valley Road;  
THENCE southerly along said right-of-way line South 0°11'00" West, 40.01 feet;  
THENCE South 0°07'11" West, 348.57 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.



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

2002 APR 15 PM 4: 26

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *KJ* DEPUTY

0539630

BK 0402 PG 04522