

A.P.N. # 17-170-06-1319-14.000-001

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

R.P.T.T. \$ 0.00 #3
ESCROW NO. 010700961
Full Value

GRANTEE
2060 Broadway, Suite 230
Boulder, CO 80302

***This Deed is executed in counterpart & to be deemed as one document**

**CORPORATION
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That
**TIMKEN-STURGIS FOUNDATION, AS TO AN UNDIVIDED 54 % INTEREST AND
THE NATURE CONSERVANCY, A DISTRICT OF COLUMBIA NON-PROFIT
CORPORATION, AS TO AN UNDIVIDED 46 % INTEREST**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
**TIMKEN-STURGIS FOUNDATION, AS TO AN UNDIVIDED 54 % INTEREST AND
THE NATURE CONSERVANCY, A DISTRICT OF COLUMBIA NON-PROFIT
CORPORATION, AS TO AN UNDIVIDED 46 % INTEREST**

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: **March 20, 2002**

TIMKEN-STURGIS FOUNDATION

BY: *Judy Sturgis*
Judy Sturgis

THE NATURE CONSERVANCY

BY: _____

STATE OF Nevada }
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 5/2/02
by, Judy Sturgis

Signature *J. Mayo*
Notary Public

0546043

BK0602PG10241

STATE OF

Nevada

COUNTY OF

Douglas

)
) SS.
)

This instrument was acknowledged before me on

May 29, 2002

~~199~~, by

Judy Sturgis



L. Hendrick
Notary Public

0546043

BK0602PG10242

A.P.N.# 17-170-06

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DATE: **March 20, 2002**

TIMKEN-STURGIS FOUNDATION

BY: _____

THE NATURE CONSERVANCY

BY: Wendy S. Dinner 5/28/02
Wendy S. Dinner
Assistant Secretary

STATE OF Colorado }
COUNTY OF Boulder } ss.

This instrument was acknowledged before me on May 28, 2002,
by Wendy S. Dinner, Assistant Secretary
for the Nature Conservancy

Signature Jennifer Ann Clemons Hoagland
Notary Public

**JENNIFER ANN CLEMONS HOAGLAND
NOTARY PUBLIC
STATE OF COLORADO**

my commission Expires 11/9/2004

**0546043
BK0602PG10243**

Exhibit A

**LEGAL DESCRIPTION
TO SUPPLEMENT A LOT LINE ADJUSTMENT MAP
ADJUSTED PARCEL**

APN 17-170-06

Being portions of land situated in the northwest quarter of Section 14, and in the northeast quarter of Section 15, all within Township 13 North, Range 19 East, MDB&M, Douglas County, State of Nevada and being more particularly described as follows:

COMMENCING at a BLM brass cap (rehabilitated) at the Section Corner common to Sections 10, 11, 14, and 15 in said T 13 N, R 19 E, MDB&M;

Thence S 89° 55' 00" E along the northerly line of said Section 14, a distance of 384.82 feet to the southeast corner of the land described in deed recorded in Book 595 at page 3998 in the County Recorders Office in said County and State and also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line of Section 14, S 89° 55' 00" E, 380.26 feet to the southerly line of Genoa Lane, 60 feet in width;

Thence along said southerly line of Genoa Lane, S 70° 49' 00" E, 262.06 feet, record;

Thence leaving said southerly line S 11° 45' 00" W, 724.72 feet, record;

Thence S 78° 37' 55" E, 481.00 feet, record, to a point on the easterly line of the west half of the northwest quarter of said Section 14 per Deed recorded in Book 186 at Page 895;

Thence South, along said easterly line 1750.90 feet, record, to the southeast corner of the southwest quarter of the northwest quarter of said Section 14 per said Deed;

Thence N 89° 51' 53" E, 821.33 feet, record, along the one quarter Section line running east and west through said Section 14 per said Deed;

Thence S 0° 01' 47" W, 360.00 feet, record;

Thence N 89° 51' 53" W, (2113 feet, plus or minus, record) 2113.98 feet, calculated from record;

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BK 0602 PG 10244

Exhibit A

LEGAL DESCRIPTION
TO SUPPLEMENT A LOT LINE ADJUSTMENT MAP
ADJUSTED PARCEL

APN 17-170-06

Thence N 1° 17' 58" W, (1110.73 feet, record) 1220.74 feet, calculated from record;

Thence N 19° 42' 58" E, 983.78 feet, record;

Thence N 5° 20' 28" E, 508.47 feet, record;

Thence N 8° 30' 25" W, 175.44 feet to a set 5/8" rebar and cap "PLS 8703";

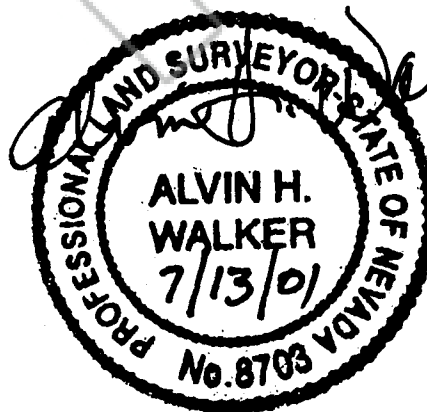
Thence N 5° 15' 00" E 169.38 feet to the TRUE POINT OF BEGINNING.

All record data per LDM 387/010

APN 17-170-06, adjusted (Parcel 1, LDM 387/010, Timken-Sturgis Foundation, et al.)

Containing 78.80 Acres, more or less.

*Alvin Walker, Surveyor
1555 Downs Dr.
Minden, NV 89423*



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

2002 JUN 28 PM 3: 30

LINDA SLATER
RECORDER

\$18.00 PAID *[Signature]* DEPUTY

0546043

BK 0602 PG 10245