

APN: 1220-22-000-001;1220-27-101-001;1220-28-000-006

RPTT \$ ~~2945.00~~ 2,941.25 PW

Full Value  
 Full Value less liens

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SAN JUAN VENTURES INC, A CALIFORNIA CORPORATION

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
RANCHOS LLC

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: May 8, 2002

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

*(SEE ATTACHED ACKNOWLEDGMENT)*

SAN JUAN VENTURES INC

On \_\_\_\_\_ personally  
appeared before me, a Notary Public,

*Susan J. Riccio, President*  
BY: *Susan J. Riccio*

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 \_\_\_\_\_

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO:**

Name **RANCHOS LLC**  
Street **1638 ESMERALDA P.O. BOX 2080**  
Address **MINDEN, NV 89423**  
City, State  
Zip

**MAIL TAX STATEMENTS TO:**

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

Order No. 00086179-201-CLH

0546086

0744665/8/02

BK0602PG10559

Exhibit A

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

PARCEL 1

A Parcel of land located within the Northeast one-quarter of Section 22 and the West one-half of the West one-half of Section 23 Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the North one-quarter corner of said Section 22, being a 2 inch iron pipe in concrete marked RLS 1635, as shown on Record of Survey Map, Document No. 70249 of the Douglas County Recorder's Office; thence South 89°55'57" East, 1326.99 feet to a 2 inch iron pipe marked Southwest corner, Southeast ¼, Southeast ¼, Section 15 RLS 1688; thence South 00°11'14" East, 30.00 feet; thence South 89°56'10" East, along the Southerly line of a 30 foot wide roadway, 1326.80 feet to a point on the East line of said Section 22; thence South 00°05'56" East, along said East line, 1293.37 feet to the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 23, being a 5/8 inch rebar tagged RLS 3579; thence South 89°53'01" East, 1329.96 feet to a 2 inch iron pipe marked Northwest Corner, Southeast ¼, Northwest ¼, Section 23, RLS 1688; thence South 00°02'20" East, 1321.90 feet to a 2 inch iron pipe marked Southeast corner, Southwest ¼, Northwest ¼, Section 23, RLS 1688; thence South 00°07'49" East, 1323.82 feet to a 2 inch iron pipe marked Southwest corner, Northeast ¼, Southwest ¼, Section 23, RLS 1688; thence North 89°57'40" West, 1325.19 feet to the Southwest corner of the Northwest one-quarter of the Southwest one-quarter of said Section 23, being a 5/8 inch rebar tagged RLS 3579; thence North 00°16'35" West 1324.36 feet to the West one-quarter corner of said Section 23, being a 60-D spike in a rock mound; thence South 89°56'27" West, along the South line of the Northeast one-quarter of said Section 22, 1434.18 feet; thence North 00°16'35" West, 210.00 feet; thence South 89°56'27" West, 1211.36 feet to a point on the West line of the Northeast one-quarter of said Section 22; thence North 00°16'51" West, along said West line, 1116.28 feet to a 5/8 inch rebar tagged RLS 3907; thence North 00°16'32" West, along said West line, 1326.07 feet to the POINT OF BEGINNING.

Reference is made as Lot 1 on that Record of Survey for Southern Nevada Culinary and Bartenders Pension Trust, Recorded December 15, 1989, in Book 1289, Page 1634, Document No. 216551.

PARCEL 2

The East ½ of Northeast ¼ of Section 28; the Northwest ¼ of Northwest ¼ of Section 27; all in Township 12 North, Range 20 East, M.D.B. & M., according to the official map thereof.

EXCEPTING THEREFROM: All that portion of said lands lying within Gardnerville Ranchos Unit No. 7 filed in the Office of the County Recorder of Douglas County, Nevada, March 27, 1974, as File No. 72456.

Reference is made to Record of Survey for Southern Nevada Culinary and Bartenders Pension Trust, Recorded December 15, 1989, in Book 1289, Page 1634, Document No. 216551.

Parcel 1

Per NRS 111.312 this legal description was previously recorded at Document NO. 474748 on August 18, 1999.

Parcel 2

Per NRS 111.312 this legal description was previously recorded at Document No. 232680 on August 20, 1990.

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BK 0602 PG 10560

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

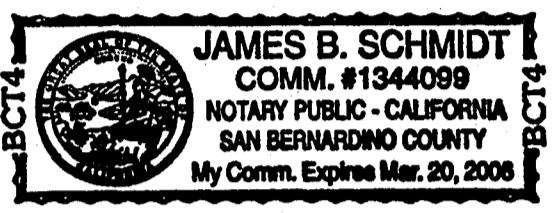
State of CALIFORNIA

County of SAN BERNARDINO

On JUNE 21, 2002 before me, JAMES B. SCHMIDT, Notary Public

personally appeared SUSAN J. RICCIO

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*[Handwritten Signature]*  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN AND SALE DEED

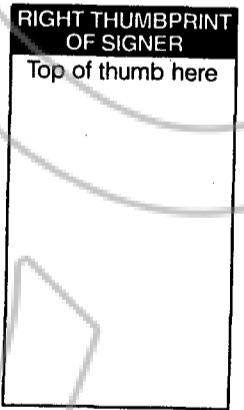
Document Date: MAY 8, 2002 Number of Pages: 1 PG + ENH. A

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: SUSAN J. RICCIO

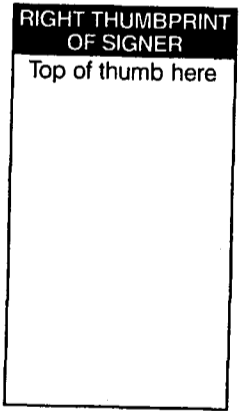
- Individual
- Corporate Officer  
Title(s): PRESIDENT
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
SAN JUAN VENTURES LLC

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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

2002 JUN 28 PM 4:40

LINDA SLATER  
RECORDER

\$16 PAID *[Signature]* DEPUTY

0546086  
BK 0602 PG 10561