

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CAPITAL DIRECT 1999 TRUST

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 _____

On _____ personally
appeared before me, a Notary Public,

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 _____

} s.s

Capital Direct 1999 Trust
CAPITAL DIRECT 1999 TRUST

Lezzy Gaido, Trustee
BY: _____

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

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

MAIL TAX STATEMENTS TO:

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

Order No. 86179B -201-CLH

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange } SS.

On June 20, 2002 before me, Karen L. Waters, Notary Public

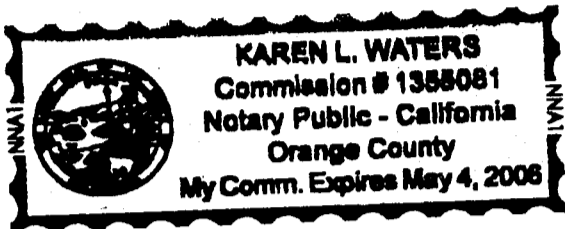
Date

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Reggy Hardill

Name of Signer(s)

- personally known to me
- 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.

Karen L. Waters

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

0546092

BK0602PG10572

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

The West 1/2 of the Southeast 1/4 of Section 15, Township 12 North, Range 20 East, M.D.B.&M., according to the official map thereof.

Together with the following property as described in document recorded August 21, 1985, Book 885, Page 2172, as Document No. 121873.

Commencing at the center 1/4 corner of Section 15, Township 12 North, Range 20 East, M.D.B.&M., as shown on the Official Plat of the GARDNERVILLE RANCHOS SUBDIVISION, UNIT #4 and recorded as Document No. 35915, Douglas County, Nevada, Recorder's Office;

THENCE along the easterly right-of-way of Dresslerville Road as described in the Deed of Dedication of Dresslerville Road and recorded as Document No. 19840, Douglas County, Nevada, Recorder's Office, South 00°00'30" West, 823.87 feet to the POINT OF BEGINNING;
THENCE continuing South 00°00'30" West, 140.23 feet;
THENCE along the arc of a curve to the left, tangent to the preceding course and having a delta angle of 90°05'30", radius of 120.00 feet and an arc length of 188.69 feet;
THENCE North 89°55'00" East, 140.23 feet;
THENCE along the arc of a curve to the right, tangent to the back bearing of the preceding course and having a delta angle of 90°05'30" radius of 260.00 feet and an arc length of 408.82 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM: The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 15, Township 12 North, Range 20 East, M.D.B. & M.

FURTHER EXCEPTING THEREFROM: That portion beginning 660 feet South of a point which is the center of the Southeast 1/4 of Section 15, Township 12 North, Range 20 East;

THENCE 132 feet South;
THENCE 330 feet West;
THENCE 132 feet North;
THENCE 330 feet East to place of BEGINNING.

FURTHER EXCEPTING THEREFROM: That portion described in the deeds of dedication to Douglas County, recorded April 6, 1962, as File No. 19840, Official Records, and recorded April 6, 1962, as File No. 19841, Official Records.

FURTHER EXCEPTING THEREFROM: That portion of said land described in document recorded August 21, 1985, in Book 885, Page 2167, Document No. 121872, further described as follows:

Commencing at the center 1/4 corner of Section 15, Township 12 North, Range 20 East, M.D.B.&M., as shown on the Official Plat of the GARDNERVILLE RANCHOS SUBDIVISION, UNIT #4, and recorded as Document No. 35915, Douglas County, Nevada, Recorder's Office;

THENCE along the easterly right-of-way of said document, South 00°01'16" West, 1,051.67 feet to the POINT OF BEGINNING;
THENCE continuing South 00°01'16" West, 161.53 feet;
THENCE along the arc of a curve to the right, tangent to the back bearing of the preceding course, having a delta angle of 89°53'44", a radius of 40.00 feet and an arc length of 62.76 feet;
THENCE North 89°55'00" East, 220.88 feet;
THENCE along the arc of a curve to the right, tangent to the back bearing of the preceding course, having a delta angle of 50°02'00", radius of 340.00 feet and an arc length of 296.90 feet to the POINT OF BEGINNING.

Reference to said premises is made on that certain Record of Survey recorded December 15, 1989 in Book 1289 of Official Records, at Page 1634, as Document No. 216551.

The above metes and bounds description appeared previously in that certain Deed recorded May 29, 2001 as Document NO. 515290.

BOOK 0501 PAGE 8567

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

2002 JUN 28 PM 4: 53

LINDA SLATER
RECORDER

\$16 PAID DEPUTY

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