

# GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WESTERN PUBLIC SAFETY ALTERNATIVES INC and MONEY PURCHASE PENSION PLAN

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) S.S

WESTERN PUBLIC SAFETY ALTERNATIVES INC

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

MONEY PURCHASE PENSION PLAN

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.

James R. Smith, Trustee  
BY: \_\_\_\_\_

Signature \_\_\_\_\_

(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. 86179C -201-CLH

0546096

0744895/8/02

BK0702PG00008

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

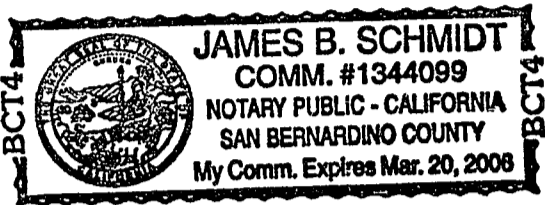
State of CALIFORNIA

County of SAN BERNARDINO

On JUNE 21, 2002 before me, JAMES B. SCHMIDT, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JAMES R. SMIRL  
Name(s) of Signer(s)

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.  
[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

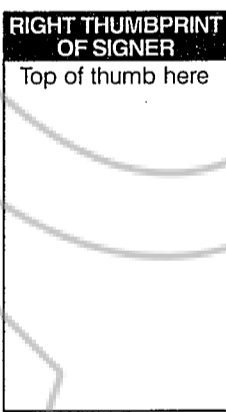
Document Date: MAY 8, 2002 Number of Pages: 1PG + EXH A

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES R. SMIRL

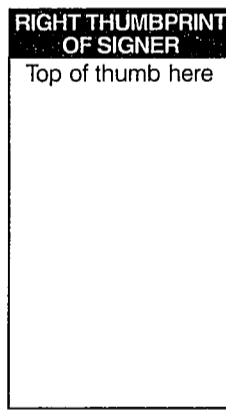
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
WESTERN PUBLIC SAFETY APT.  
MONEY PURCH. PENSION PLAN

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

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



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

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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 Southeast one-quarter of Section 22, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 22, being a 5/8 inch rebar tagged RLS 3579, as shown on Record of Survey Map, Document No. 70249 of the Douglas County Recorder's Office;

THENCE South 89°47'13" West, 2,646.11 feet to the South 1/4 corner of said Section 22, being a 5/8 inch rebar in a rock mound;  
THENCE North 00°15'52" West, along the West line of said Southeast one-quarter, 798.72 feet to a point on the southerly line of Lot 962 of GARDNERVILLE RANCHOS SUBDIVISION, UNIT NO. 7;  
THENCE North 77°06'00" East, along said Southerly line 17.34 feet to the Southwest corner of Lot 961 of said Subdivision;  
THENCE North 79°54'00" East, along the southerly line of said Lot 961, 66.94 feet;  
THENCE along the easterly line of said Subdivision, the following 15 courses:

THENCE North 08°42'00" West 10 feet;  
THENCE 28.80 feet along the arc of a curve to the right, having a central angle of 01°06'00" and a radius of 1,500.00 feet (chord bears North 81°51'00" East, 28.80 feet);  
THENCE North 07°36'00" West, 60.00 feet;  
THENCE 7.26 feet along the arc of a curve to the left, having a central angle of 00°16'00" and a radius of 1,560.00 feet (chord bears South 82°16'00" West, 7.26 feet);  
THENCE North 07°52'00" West, 125.58 feet;  
THENCE South 80°14'00" West, 21.58 feet;  
THENCE North 08°36'00" West, 130.00 feet;  
THENCE 31.68 feet along the arc of a curve to the right, having a central angle of 01°00'00" and a radius of 1,815.00 feet (chord bears North 81°54'00" East, 31.68 feet);  
THENCE North 07°36'00" West, 50.00 feet;  
THENCE 17.36 feet along the arc of a curve to the right, having a central angle of 00°32'00" and a radius of 1,865.00 feet (chord bears North 82°40'00" East, 17.36 feet);  
THENCE North 07°04'00" West, 128.67 feet;  
THENCE South 82°16'00" West, 9.33 feet;  
THENCE North 07°44'00" West, 130.00 feet;  
THENCE North 82°16'00" East, 10.00 feet;  
THENCE North 07°44'00" West, 50.00 feet to the northerly line of Jill Drive;

THENCE North 82°16'00" East, 140.30 feet;  
THENCE 282.20 feet along the arc of a curve to the right having a central angle of 07°31'13" and a radius of 2,150.00 feet (chord bears North 86°01'37" East, 281.99 feet);  
THENCE North 89°47'13" East, 766.10 feet;  
THENCE North 00°16'35" West, 998.72 feet to the North line of said Southeast one-quarter;  
THENCE North 89°56'27" East, 1,434.18 feet to the East one-quarter corner of said Section 22;  
THENCE South 00°16'35" East, along the East line of said Southeast one-quarter, 2,648.71 feet to the POINT OF BEGINNING.

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.

TOGETHER with a 30 foot strip of land for access and drainage purposes, as described in Deed executed by Southern Nevada Culinary and Bartenders Pension Trust, recorded December 15, 1989, in Book 1289, Page 1609, Document No. 216549.

PARCEL 2

The Southeast 1/4 of the Southwest 1/4 of Section 22, Township 12 North, Range 20 East, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land 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.

The above ~~metes and bounds~~ description appeared previously in those certain Deeds recorded PARCEL 1-July 10, 1998 as Document No. 444058/PARCEL 2 June 30, 1997 as Document NO. 416263, Douglas County, Nevada records.

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

2002 JUL -1 AM 9:49

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *K2* DEPUTY

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