

APN: 1419-27-510.011
Escrow No. 020706820

R.P.T.T. \$ 325.00
FULL VALUE

WHEN RECORDED, MAIL TO:
DAVID B. ANDERSON
CHO L. HUNTON
228 LAURA SPRINGS CIRCLE
GARDNERVILLE, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

GRANT, BARGAIN AND SALE DEED

James Canyon, LLC, a Nevada limited liability company, as "Grantor", does hereby grant, bargain, sell and convey to David B. Anderson and Cho L. Hunton, husband and wife as joint tenants with right of survivorship, whose address is 228 Laura Springs Circle, Gardnerville, NV 89410, as "Grantee", the real property in the County of Douglas, State of Nevada (hereinafter referred to as the "Property") described in **Exhibit "A"** attached hereto and incorporated herein by this reference;

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, all waters, water rights and ditch rights, appurtenant to the Property or used in connection therewith;

SUBJECT, HOWEVER, TO:

(1) The Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002, in the office of the County Recorder of Douglas County, Nevada, as document no. 0536361, official records; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 27, 2002, as document no. 0538054, of said official records.

(2) All other covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

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Dated as of July 15, 2002.

Grantor:

James Canyon, LLC, a Nevada limited liability company

By: *Ronald L. Simek*

Name: RONALD L. SIMEK

Title: PRESIDENT

STATE OF Wyoming)
County of Park) ss.

This instrument, was acknowledged before me on July 15th, 2002, by Ronald L. Simek as owner of James Canyon, LLC, a Nevada limited liability company.

Tara L. Hart
Notary Public

My Commission Expires Feb 15, 2004

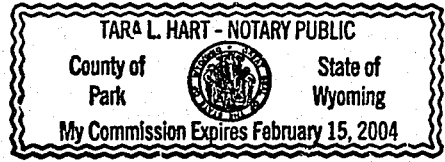


EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020707011

Lot 8 in Block A, as set forth on Final Subdivision Map a Planned Development PD00-16 for MOUNTAIN MEADOW ESTATES, PHASE 1, filed for record with the douglas County Recorder on March 6, 2002 in Book 0302, at Page 2214, as Document No. 536360, Official Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1419-27-510-011

COPY

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

2002 JUL 31 PM 2: 24

LINDA SLATER
RECORDER

\$ 16⁰⁰ PAID *kg* DEPUTY

0548409

BK 0702 PG 10322