

RETURN RECORDED DEED TO:
JSU LLC
c/o SULLIVAN LAW OFFICES
a Professional Corporation
1650 North Lucerne Street
Minden, NV 89423
OLD APN: 19-132-09
NEW APN: 1219-10-001-011

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 22nd day of October, by and between J. D. SULLIVAN and CHRISTINE SULLIVAN, husband and wife, as community property, grantor, and JSU LIMITED PARTNERSHIP, grantee,

W I T N E S S E T H:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all those certain parcels of real property with improvements located thereon, including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in Douglas County, State of Nevada, and more particularly described as follows:

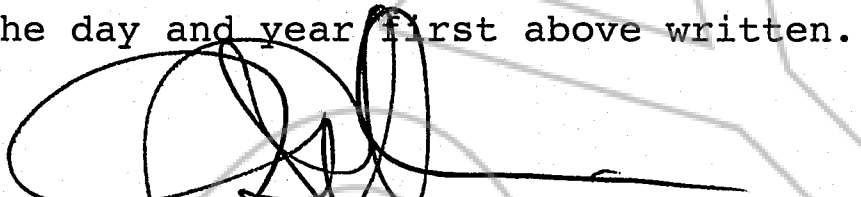
(See Exhibit "A" attached hereto and incorporated herein by this reference)

TOGETHER WITH, all and singular, the tenements,


hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof, reserving all homestead rights therein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance, effective the day and year first above written.



J. D. SULLIVAN



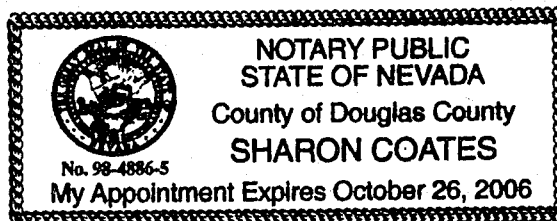
CHRISTINE SULLIVAN

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On October 28, 2002, personally appeared before me, a notary public, J. D. SULLIVAN and CHRISTINE SULLIVAN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



Notary Public



LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL NO. 1:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South $00^{\circ}09'00''$ West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 263.86 feet to the True Point of Beginning; thence continuing South $00^{\circ}09'00''$ West along the East line, a distance of 132.06 feet; thence North $89^{\circ}56'23''$ West, a distance of 329.31 feet more or less to a point in the East line of the parcel of land conveyed to KASPER A. SKARSTEN, et ux, by Deed recorded March 12, 1971, in Book 84, Official Records, at Page 593, Douglas County, Nevada, records; thence North $00^{\circ}09'00''$ East along the East line of said Skarsten parcel, a distance of 131.81 feet to a point; thence South $89^{\circ}59'13''$ East, a distance of 329.31 feet to the POINT OF BEGINNING.

APN 1219-10-001-011

PARCEL NO. 2:

Non-exclusive right-of-way 25 feet in width for public road and utility purposes along the North boundary of the following described parcel:

COMMENCING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed thence South along the Section line common to Sections 9 and 10, a distance of 396 feet to the Point of Beginning; thence East along a line parallel to the Section line, a distance of 330 feet to a point; thence South, a distance of 132 feet to a point at the Southeast corner of said parcel; thence West, a distance of 330 feet to a point on the Section line; thence North along said Section line 132 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

Continued on next page

A non-exclusive right-of-way for road and utility purposes over the Westerly 30.00 feet of the Northerly 25 feet of the following described parcel:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed South 00°09' West, a distance of 395.92 feet, to the True Point of Beginning, which is the Northeast corner of the parcel; thence South 00°09' West, a distance of 132.06 feet to the Southeast corner; thence North 89°53'34" West, a distance of 329.31 feet to the Southwest corner; thence North 00°09' East, a distance of 131.81 feet to the Northwest corner; thence South 89°56'23" East, a distance of 329.31 feet to the POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 19, 1999, BOOK 0899, PAGE 3597, AS FILE NO. 474857, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

-2-

REQUESTED BY
Sullivan Law Offices
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 OCT 29 AM 10:59

LINDA SLATER
RECORDER

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