

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bucephalus Properties, L.P., a Delaware limited partnership (hereinafter referred to as "Grantor"), whose mailing address is 700 North Pearl Street, Suite 1900, Dallas, Texas 75201, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CLOCK TOWER CENTER, LLC, a Nevada limited liability company (hereinafter referred to as "Grantee"), all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

A portion of the Southeast ¼ of the Southwest ¼ of Section 16, Township 12 North, Range 20 East, M.D.B.&M more particularly described as follows:

Parcel 1, as shown on Parcel Map for Habendum, recorded May 14, 1984 in Book 584, Page 1107, Document No. 100747, Official Records of Douglas County, State of Nevada.

- SUBJECT TO:
1. Taxes for the fiscal year.
  2. Covenants, conditions, restrictions, reservations, rights-of-way and easements of record.
  3. Those other matters affecting title described on attached Exhibit A.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. THIS TRANSFER IS MADE "AS IS" AND "WHERE IS," AND WITH ALL FAULTS. BY ACCEPTING THIS DEED, GRANTEE AGREES THAT GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES, WHETHER EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION, OR VALUE OF THE PROPERTY, THE INCOME OR EXPENSES FROM OR OF THE PROPERTY, OR THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE BUILDING OR FIRE CODES OR OTHER LAWS OR REGULATIONS. WITHOUT LIMITING THE FOREGOING, IT IS UNDERSTOOD AND AGREED THAT GRANTOR MAKES NO WARRANTY OF HABITABILITY, SUITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

By acceptance of this Grant, Bargain, and Sale Deed, Grantee acknowledges and agrees that any and all liability hereunder of Grantor, its agents, representatives, or employees, shall be limited to an amount not to exceed the Purchase Price (as defined in the Purchase Agreement between the parties).

Witness my hand as of the 11 day of October, 2002.

STATE OF TEXAS }  
COUNTY OF DALLAS } SS.

On October 11, 2002, before me, a Notary Public personally appeared Michael Corp Vice President of Pearl Principal Managers, Inc., a Delaware corporation, general partner of Bucephalus Properties, L.P., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he, as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as general partner of the limited partnership.

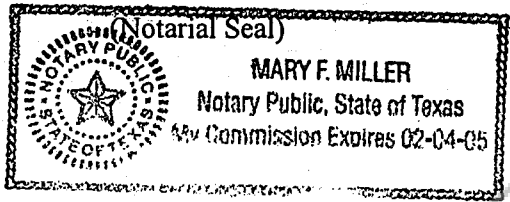
BUCEPHALUS PROPERTIES, L.P.

By: Pearl Principal Managers, Inc.,  
a Delaware corporation  
Its: General Partner

*Handwritten initials*

By: Michael Corp  
Name: Michael Corp  
Its: Vice President

Signature *[Handwritten Signature]*  
(Notary Public)



ESCROW NO.:  
020707452

MAIL TAX STATEMENTS TO:  
Clock Tower Center, LLC  
P. O. Box 125  
Minden, NV 89423

**EXHIBIT A**

**PERMITTED EXCEPTIONS**

1. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,  
Granted to : TERRY N. TERRY AND CAROLE L. TERRY  
Purpose : ROADWAY (PIT ROAD)  
Recorded : JANUARY 13, 1970  
          : in Book 72, Page 567, as Document No. 46839,  
          : Official Records of Douglas County, Nevada.  
Affects : SOUTHERLY 50 FEET OF SAID LAND
  
2. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,  
Granted to : CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA  
          : DBA CONTINENTAL TELEPHONE COMPANY OF NEVADA  
Purpose : AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH  
          : AND COMMUNICATION STRUCTURES  
Recorded : MARCH 1, 1974  
          : in Book 374, Page 9, as Document No. 72116,  
          : Official Records of Douglas County, Nevada.  
Affects : SOUTHERLY 10 FEET OF SAID LAND
  
3. Covenants, Conditions and Restrictions contained in a Declaration of Restrictions,  
Recorded : APRIL 30, 1984  
          : in Book 484, Page 2615, as Document No. 100210,  
          : Official Records of Douglas County, Nevada.
  
4. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel map referenced in the legal description contained herein.
  
5. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,  
Granted to : SIERRA PACIFIC POWER COMPANY, A NEVADA  
          : CORPORATION  
Purpose : PUBLIC UTILITIES  
Recorded : SEPTEMBER 20, 1984  
          : in Book 984, Page 2072, as Document No. 107024,  
          : Official Records of Douglas County, Nevada.

REQUESTED BY  
**Stewart Title of Douglas County**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 DEC 27 PM 12: 35

LINDA SLATER  
RECORDER

\$ 16 PAID *kg* DEPUTY