

A.P. No. 1420-28-312-006
Escrow No. 142-2041833-NMP/WDB
R.P.T.T. \$136.50

WHEN RECORDED MAIL TO:

Grantee
P. O. Box 2262
Minden, NV 89423

MAIL TAX STATEMENT TO:

Merrill Construction, Inc.
P.O. Box 2262
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DNS Ventures, Ltd., a Nevada LLC

do(es) hereby GRANT, BARGAIN and SELL to

Merrill Construction, Inc., a Nevada corporation

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

Lot 172, in Block C, as shown on the Final Map #PD99-02-06 for SARATOGA SPRINGS ESTATES UNIT 6, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 28, 2002, in Book 0602, at Page 10142, as Document No. 546028.

EXCEPTING THEREFROM AN EASEMENT FOR MAILBOXES AND INCIDENTAL PURPOSES OVER THAT PORTION OF LOT 172 DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 01/13/2003



DNS Ventures, Ltd

[Handwritten Signature]

By: William W. Nichols, *[Handwritten Signature]*

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 1-13-03 by William W. Nichols, for DNS Ventures, Ltd..

[Handwritten Signature]

Notary Public
(My commission expires: 10-19-03)

0563923
BK0103PG05407

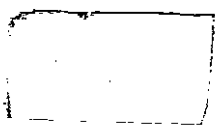


EXHIBIT "A"

LEGAL DESCRIPTION
(Mailbox Easement)

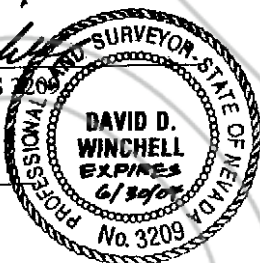
That portion of the West ½ of Section 28, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 172, Block C as said lot is shown on Final Map #PD 99-02-06 for Saratoga Springs Estates Unit 6, recorded in Book 0602 at Page 10142 as Document No. 546028 of the Official Records of said Douglas County, said corner being on the Northerly right-of-way line of San Juan Circle, thence Northwesterly along the Southwesterly line of said Lot 172, N. 34° 44' 52" W., 4.68 feet; thence N. 86° 26' 17" E., 18.42 feet; thence S. 3° 33' 43" E., 4.00 feet to a point on said Northerly right-of-way line; thence Westerly along said Northerly right-of-way line S. 86° 26' 17" W., 16.00 feet to the Point of Beginning.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, PLS 7209

Date: 1/09/03



REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2003 JAN 14 PM 4:23

WERNER CHRISTEN
RECORDER

\$150⁰⁰ PAID kg DEPUTY

0563923

BK 0103 PG 05408