

A.P.N. 1220-25-101-002
Escrow No. DO-1030248-CE
1030248

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 78.00, computed on full value of property conveyed.

CORPORATION GRANT, BARGAIN, SALE DEED

Roberta E. Cave, Inc.

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at **508 N. Curry St., Carson City, NV 89703** in consideration of \$10.00 Dollars, does hereby Grant, Bargain, Sell and Convey to **A.U., LLC, A Nevada Limited Liability Company** all that real property in the County of **Douglas, State of Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH ALL WATER AND WATER RIGHTS APPURTENANT TO THE HEREIN DESCRIBED PROPERTY.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF said Grantor has caused its corporate name to be hereto affixed by its _____ President and _____ Secretary thereunto duly authorized pursuant to a Corporate Resolution of its Board of Directors.

Dated: April 1, 2003

Roberta E. Cave, Inc.

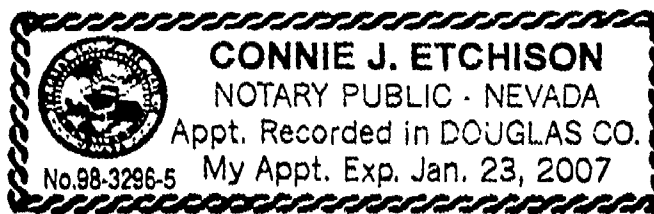
by Woodrow W. Cave
Woodrow W. Cave, President

STATE OF NEVADA)

COUNTY OF Carson City)

ON 4/1/03 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Woodrow W. Cave known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.

Connie J. Etchison
NOTARY PUBLIC



WHEN RECORDED MAIL TO:

A.U., LLC
861 Mahogany Drive
Minden, NV 89423

0572821
BK0403PG03654

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EXHIBIT "A" ATTACHED TO CORPORATION GRANT, BARGAIN, SALE DEED

EXHIBIT "A"

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

A parcel of land in the North ½ of the North ½ of Section 25, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

COMMENCING at the Northeast Corner of the parcel, which is on the Westerly right-of-way line of Nevada State Highway 395; 75 feet left of Engineers' Station 100+67.44, and bears South 34° 58' 23" East., a distance of 3664.26 feet from the West ¼ corner of Section 24, Township 12 North, Range 20 East, M.D.B.&M., the TRUE POINT OF BEGINNING, proceed thence South 52° 35' 44" West, 767.18 feet to a point in the middle of the East Fork of the Carson River; thence South 46° 03' 27" East, 309.19 feet along the middle of the River to a point; thence East 760.00 feet to a point on the Westerly highway right-of-way line; thence Northwesterly along the Westerly highway right-of-way line, around a curve to the left, with a central angle of 9° 03' 59", a radius of 4850.00 feet and a length of 767.45 feet to a point 150 feet left of Engineers' Station 100+67.44; thence North 51° 12' East, 75.00 feet to the TRUE POINT OF BEGINNING. LESS an easement 15 feet in width for existing ditches, an easement 50 feet in width for existing road across said property.

Said land is also depicted on that certain map entitled RUHENSTROTH RANCHOS SUBDIVISION, recorded in the office of the Douglas County Recorder, State of Nevada, on April 14, 1965 as File No. 27706, Official Records.

NOTE: Legal description previously contained in Document No. 211671 in Book 989 Page 3375, recorded on September 25, 1989.

REQUESTED BY

~~Northern Nevada Title Company~~
IN OFFICIAL RECORDS OF
DOUGLAS CO NEVADA

2003 APR -8 PM 2:40

WERNER CHRISTEN
RECORDER

\$ 15⁰⁰ PAID *Bl* DEPUTY

0572821

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