

APN: 1220-03-301-001
RPTT \$104.00

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF Nevada

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
G.T.E.B. LLC, a Nevada Limited Partnership

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city Douglas, county of
state of Nevada bounded and described as follows:

SEE ATTACHED EXHIBIT "A" FOR THE COMPLETE LEGAL DESCRIPTION

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

Dated:

STATE OF NEVADA

COUNTY OF Douglas

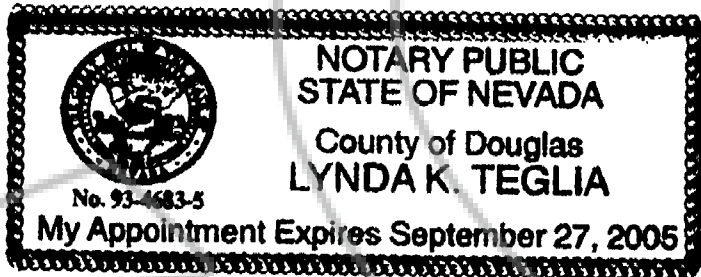
} ss. DOUGLAS COUNTY, A POLITICAL
SUBDIVISION
BY [Signature]
AUTHORIZED SIGNATURE

This instrument was acknowledged before me on

April 14th, 2003

by Steve R. Weissinger

[Signature]
Notary Public



(This area for official notarial seal)

WHEN RECORDED MAIL TO:

Name G.T.E.B. LLC
Street Address P.O. Box 1700
City, State Zip DAYTON, NV 89403

MAIL TAX STATEMENTS TO:

Name G.T.E.B. LLC
Street Address SAME AS ABOVE.
City, State Zip

Order No. 00025162-501-KTH

0574312

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EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION
Proposed Purchase
(Portion of U.S. Highway 395 Abandonment)

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

A parcel of land located within a portion of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 3 and 4, T.12N., R.20E., M.D.M., a found $\frac{3}{4}$ " iron pipe with 2" aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTC. Et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854, the POINT OF BEGINNING;

thence along the east line of said Section 4, South 00°39'29" West, 43.78 feet;
thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 60°37'00", arc length of 105.80 feet, and chord bearing and distance of South 30°57'59" West, 100.93 feet;

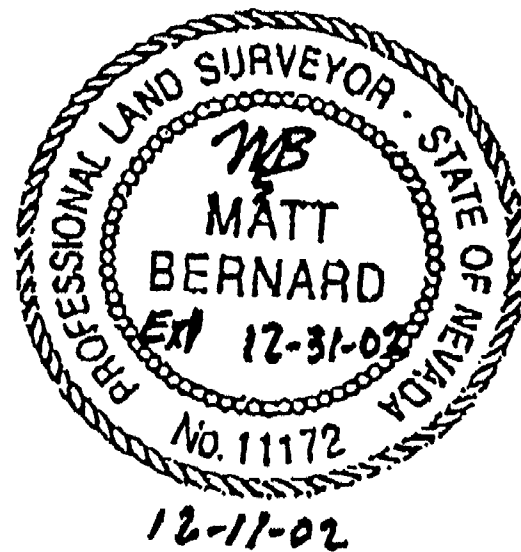
thence along the arc of a compound curve having a radius of 47.50 feet, central angle of 24°58'27", arc length of 20.70 feet, and chord bearing and distance of South 73°45'43" West, 20.54 feet to a point on the easterly right-of-way of U.S. Highway 395, also being the westerly line of that portion of right-of-way abandoned in Resolution of Abandonment of a Portion of State Highway Right-of-Way recorded November 20, 2002 in said office of Recorder in Book 1102, at Page 8530, as Document No. 558501;

thence along said easterly right-of-way, along the arc of a curve to the left, nontangent to the preceding course, having a radius of 5060.00 feet, central angle of 02°01'51", arc length of 179.35 feet, and chord bearing and distance of North 39°55'26" West, 179.34 feet;

thence along the southerly line of A.P.N. 1220-04-602-003 as shown on said Record of Survey for Reno Orthopedic Clinic, LTC. Et al, South 89°33'00" East, 187.26 feet to the POINT OF BEGINNING, containing 15,895 square feet, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



DANIEL A. LECK, MAI
REAL ESTATE APPRAISER

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DOUGLAS COUNTY

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 APR 22 PM 4: 12

WERNER CHRISTEN
RECORDER

\$ 16.⁰⁰ PAID *KJ* DEPUTY

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