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WHEN RECORDED MAIL TO:

✓ SCARPELLO, HUSS & OSHINSKI, LTD.
c/o Ryan J. Earl, Esq.
600 E. William Street, Suite 300
Carson City, Nevada 89701

APN: 1320-30-702-008

R.P.T.T. \$ #1 GRANT, BARGAIN AND SALE DEED

FOR \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, NEVADA NORTHWEST, LLC, a Nevada limited liability company ("Grantor"), does hereby grant, bargain, convey and sell to TEB, LLC, a Nevada limited liability company ("Grantee") all of its right, title and interest in and to the following real property, situated in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

APN 1320-30-702-008


TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including, but not limited to, all water rights, mineral rights and oil and gas rights; and any reversions, remainders, rents, issues or profits thereof.

DATED this 12th day of May, 2003.

NEVADA NORTHWEST, LLC
a Nevada limited liability company

By: CORPORATE MANAGEMENT SERVICES, INC.
a Nevada corporation

Its: Manager


JAMES S. BRADSHAW, President

STATE OF NEVADA)
 : ss.
CARSON CITY Lyon)

ON THIS 12th day of May, 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared James S. Bradshaw, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Nancy L. Childress
NOTARY PUBLIC

Legal Description

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

A parcel of land situated in and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

BEGINNING at a point at the Southeast corner of the parcel, on the Northerly side of U.S. Highway 395 thirty (30) foot right-of-way line and which point bears North 63°25' West, a distance of 1,168.25 feet from the Northerly highway right-of-way Monument located on the Westerly Town limits of said Town of Minden, said Point of Beginning being further described as bearing North 62°20'02" West, a distance of 3,308.83 feet from the Town Monument in Minden located at the North end of Fourth Street, said Town Monument being described as bearing South 89°18'25" East, a distance of 4,649.90 feet from the 1/4 corner common to Sections 30 and 31, Township 13 North, Range 20 East, M.D.B.&M.;

thence from said Point of Beginning North 63°25' West along the Northerly right-of-way line of said Highway, a distance of 205.00 feet to a point at the Southwest corner of the parcel; said point being further described as being the Southeast corner of the parcel of land conveyed to LESLIE W. THRAN, et ux, in Deed recorded June 2, 1967, in Book 50, Page 32, Document No. 36425 of Official Records;

thence North 26°35' East, a distance of 208.70 feet to a point at the Northwest corner of the parcel; said point being further described as lying within the Southerly boundary line of the parcel of land conveyed to WILLIAM F. SCHWAKE, as to an undivided 1/2 interest, and ARDELLE POWELL, as to the remainder interest, in Deed recorded September 12, 1972, in Book 972, Page 21, Document No. 61689-A of Official Records;

thence South 63°25' East, a distance of 205.00 feet to a point at the Northeast corner of the parcel;

thence South 26°35' West, a distance of 208.70 feet to the POINT OF BEGINNING.

A.P.N. 1320-30-702-008

*This legal description was previously recorded at
Document No. 501446, Book 1000, Page 2736,
on Oct 16, 2000.*

REQUESTED BY
Corporate Mgmt Serv
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 JUN 18 AM 9:49

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *to* DEPUTY

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EXHIBIT "A"