

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP 15 PM 1:58

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *ds* DEPUTY

A.P.N. 1219-12-002-008
Escrow No. 23101233
R.P.T.T. \$ 455.00

When recorded Mail To:
(Tax Statement Same)
S. James Broman
2560 Business Parkway, Suite A
Minden, Nevada 89423

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, WEST FORK SIERRA VISTA ESTATES, a Nevada Limited Liability Company,

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to S. James Broman, a single man


all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1219-12-002-008, specifically described as follows:

See Legal Description


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

WITNESS my hand this 9 day of SEPTEMBER, 2003.

WEST FORK SIERRA VISTA ESTATES, a Nevada Limited Liability Company



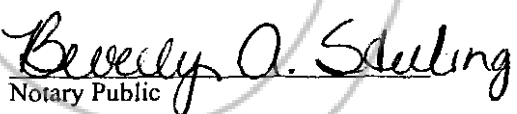
Michael Hakansson, Managing Member




James Keegan, Managing Member

STATE OF NEVADA
COUNTY OF

On 9-12, 2003, Michael Hakansson + James Keegan personally appeared before me, a Notary Public, who acknowledged that he executed the above instrument.



Notary Public


BEVERLY A. STERLING
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 01-72047-5 - Expires August 1, 2005

0589983

BK0903PG07550

EXHIBIT "A"

The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows:

A parcel of land located within a portion of Section 12, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

BEGINNING at the Southwest corner of that 13.84 acre parcel of land as shown on that Record of Survey for West Fork Sierra Vista Estates, LLC, as recorded in Book 0703, at Page 9106, as Document No. 483846, Douglas County, Nevada, Recorder's Office;

thence North 01°13'08" West, 376.64 feet;
thence North 50°09'19" West, 474.87 feet;
thence along the arc of a curve to the right having a delta angle of 20°33'34", radius of 120.00 feet and an arc length of 43.06 feet;
thence North 29°35'45" West, 402.20 feet;
thence along the arc of a curve of the left having a delta angle of 16°13'51", radius of 180.00 feet and an arc length of 50.99 feet;
thence North 45°49'36" West, 283.08 feet;
thence along the arc of a curve to the left having a delta angle of 31°55'28", radius of 180.00 feet and an arc length of 100.29 feet;
thence along the arc of a curve to the right having a delta angle of 73°42'07", radius of 120.00 feet and an arc length of 154.36 feet;
thence North 04°02'57" West, 336.74 feet;
thence along the arc of a curve to the left having a delta angle of 85°43'52", radius of 180.00 feet and an arc length of 269.33 feet;
thence non-tangent to the preceding curve, South 89°46'49" East, 461.70 feet;
thence South 00°35'01" East, 697.82 feet;
thence North 88°58'30" East, 673.96 feet;
thence South 01°13'08" East, 775.07 feet;
thence South 51°44'00" East, 251.55 feet;
thence South 29°31'00" East, 241.90 feet;
thence South 25°46'00" East, 144.70 feet;
thence South 89°53'00" West, 321.77 feet to THE POINT OF BEGINNING

The Basis of Bearing of this description is identical to the Record of Survey for West Fork Sierra Vista Estates, LLC, Document No. 483846.

Per NRS 111.312, this legal description was prepared by R.O. ANDERSON ENGINEERING, INC., PO Box 2229, Minden, Nevada, 89423

Assessor's Parcel No. 1219-12-002-008

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