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REQUESTED BY
Sierra Nevada SW Ent
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN 1220-10-610-002
1220-10-610-003

2003 SEP 30 PM 12:48

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID KJ DEPUTY

RECORDING REQUESTED BY:

AFTER RECORDATION RETURN BY MAIL THIS DEED TO:

✓ Scarpello, Huss & Oshinski, Ltd.
600 East Williams Street, Suite 300
Carson City, NV 89701

MAIL TAX STATEMENTS TO:

Sierra Nevada SW Enterprises, Ltd.
P.O. Box 1700
Dayton, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R.P.T.T. \$ #1

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Bedford Investments, LLC, a Nevada limited liability company ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Sierra Nevada SW Enterprises, Ltd., a Nevada limited liability company ("Grantee"), and to the heirs and assigns of such Grantee forever, all right, title and interest in and to the following real property, situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto.

APN: 1220-10-610-002 and 1220-10-610-003

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 30 day of September, 2003

BEDFORD INVESTMENTS, LLC
a Nevada limited liability company
By: CORPORATE MANAGEMENT SERVICES, INC.
a Nevada Corporation
Its: ~~Manager~~
By: [Signature]
JAMES S. BRADSHAW, President

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STATE OF NEVADA)
 : ss.
CARSON CITY)

On this 30th day of September, 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.

Mary Ann Wenner

NOTARY PUBLIC



EXHIBIT "A"

APN 1220-10-610-002

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 Section 10, Township 12 North, Range 20 East, M.D.B., described as follows:

Block B, Lot 3 Remainder as shown on the Record of Survey Map for Jewel Commercial Park recorded September 23, 1997, in the office of the Recorder, Douglas County, Nevada, as Document No. 422274, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 3 Remainder, a point on the Southerly right-of-way of Charlotte Way, THE POINT OF BEGINNING; thence North $29^{\circ}35'16''$ East, 235.41 feet; thence along the arc of a curve to the right having a radius of 470.00 feet, central angle of $10^{\circ}03'45''$, and arc length of 82.54 feet; thence North $39^{\circ}39'01''$ East, 65.21 feet; thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of $90^{\circ}00'00''$ and arc length of 31.42 feet to a point on the Westerly right-of-way of Larson Way; thence South $50^{\circ}20'59''$ East, 177.68 feet; thence South $22^{\circ}30'23''$ West, 446.47 feet; thence North $44^{\circ}45'21''$ West, 282.27 feet to THE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of DOUGLAS County, Nevada on MAY 25, 2000, in Book 0500, Page 5614 as Document No. 0492755, of Official Records.

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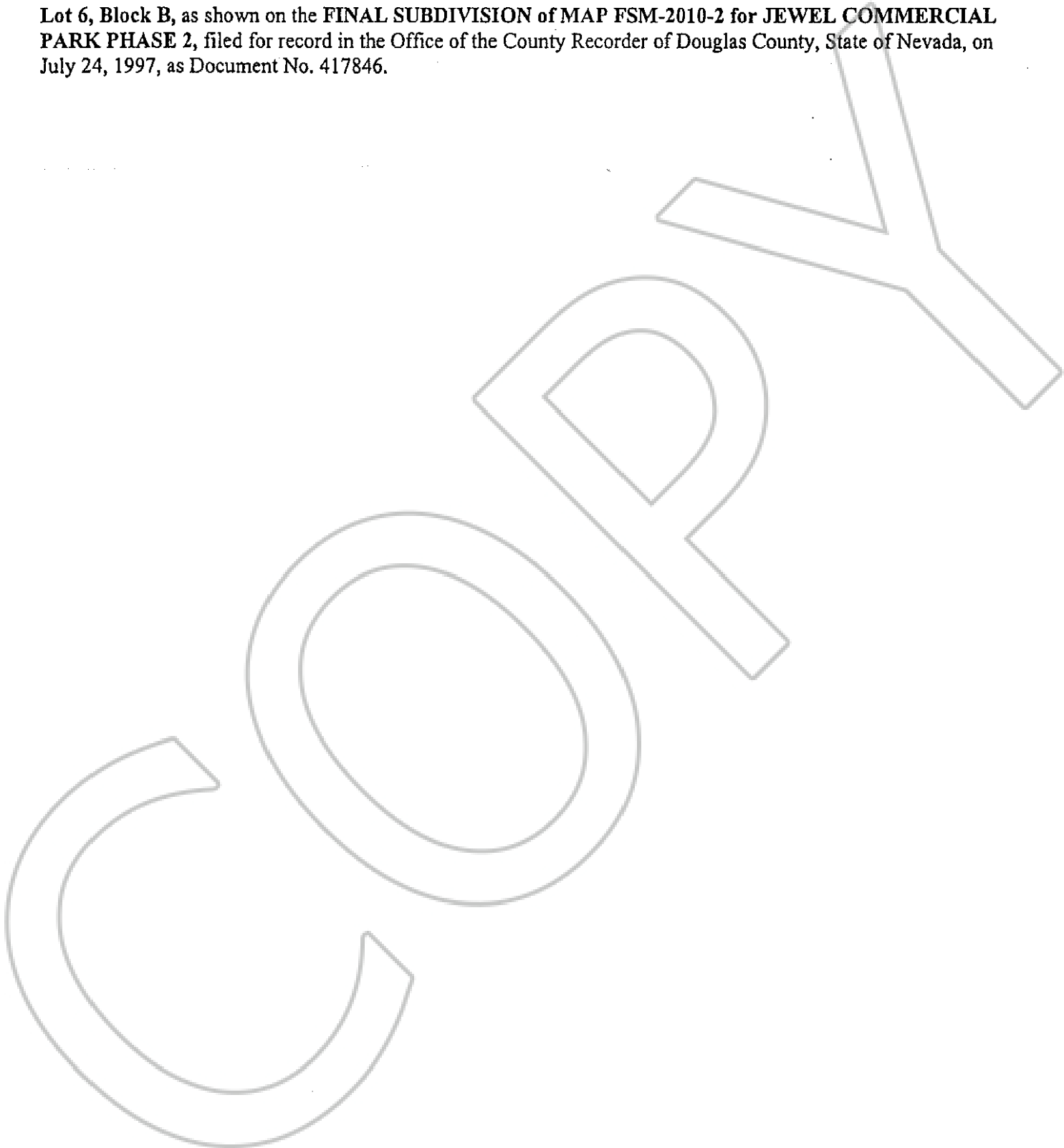
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Legal Description

APN 1220-10-610-003

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

Lot 6, Block B, as shown on the FINAL SUBDIVISION of MAP FSM-2010-2 for JEWEL COMMERCIAL PARK PHASE 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 24, 1997, as Document No. 417846.



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