

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 OCT -7 PM 12: 34

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID Kg DEPUTY

A.P. No. 1320-30-211-093
Escrow No. 141-2083765-CD/JEJ
R.P.T.T. \$16,185.00

WHEN RECORDED MAIL TO:

Grantee
P.O. Box 0355
Genoa, NV 89411

MAIL TAX STATEMENT TO:

Ironwood Ventures
C/O Sibyl Titus
P.O. Box 0355
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Foothill Development Group, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Arthur C. Titus and Sibyl M. Titus, husband and wife as Joint Tenants, as to an undivided 75% interest and John A. Colistra and Glenna J. Colistra, husband and wife as Joint Tenants, as to an undivided 25% interest, as Tenants in Common

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

A parcel of land located within a portion of of the West one-half (W 1/2) of Section 30, Township 13, North Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of 4-A-1 as shown on Parcel Map # 3 for Minden Ironwood Partners as recorded January 24, 1995 in the office of the Recorder, Douglas County, Nevada in Book 195, at Page 3133, as Document No. 354903; thence North 88°47'55" West 30.00 feet to a point on the Easterly right of way Pinewood Drive per Road Abandonment recorded in the office of Recorder, Douglas County, Nevada as Document No 398149; thence along said Easterly right of way North 00°18'00" East 617.06 feet to the POINT OF BEGINNING,; thence continuing along said Easterly right of way North 00°18'00" East 304.59 feet to the Northwest corner of Minden Ironwood Partners as shown on the Final Map #2015 recorded March 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 408980; thence along the boundary of said Minden Ironwood Partners the following courses:

Thence South 89°42'00" East, 100.00 feet;
Thence North 45°18'00" East 50.26 feet;
Thence South 89°52'42" East 144.46 feet
Thence South 00°18'00" West 255.99 feet
Thence leaving boundary North 89°42'00" West 24.18 feet
Thence South 00°18'00" West 84.59 feet
Thence North 89°42'00" West 255.81 feet to the POINT OF BEGINNING

The above metes and bounds description appeared previously in that certain document recorded March 17, 1998 as Document No. 435123 of Official Records.

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BK 1003 PG 2980

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

Date: 09/26/2003

Foothill Development Group, a Nevada
Limited Liability Company



By: Douglas P. Rastello, Managing
Member

C O R P

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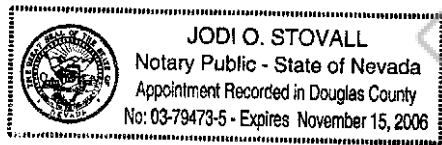
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF Douglas)

This instrument was acknowledged before me on
9-26-03 by

Douglas P. Rastello.

Jodi O. Stovall
Notary Public

(My commission expires: 11-15-06)



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BK1003PG2982