

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 OCT 13 PM 3:12

WERNER CHRISTEN
RECORDER

\$2000 PAID *Be* DEPUTY

APN 1320-30-803-001
1320-30-703-003
part of 1320-30-703-004
1320-30-803-002
Recording Requested By:

Stewart Title of Douglas County

1650 N. Lucerne, Ste. 101

Minden, NV 89423

3
P.P.T. 3

Grant, Bargain, Jace Head
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed.

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LEGAL DESCRIPTION

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

PARCEL 1:

A portion of the Southeast one-quarter of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northerly right-of-way line of U.S. Highway 395 which bears North 63°16'17" West, 579.52 feet from a concrete highway monument marked "B" - 0+09 P.O.T. 4' RT., "O" - 95+11.02, Dist. 32.96, Angle 78°;

thence North 26°23'33" East, 72.89 feet;

thence North 63°36'27" West, 2.00 feet;

thence North 26°23'33" East, 4.00 feet;

thence South 63°36'27" East, 2.00 feet;

thence North 26°23'33" East, 59.98 feet;

thence South 64°13'36" East 107.04 feet to a point on a North-South fence line;

thence South 23°46'21" West, along said fence line, 138.55 feet to said Northerly right-of-way line of U.S. Highway 395;

thence North 63°25'00" West, along said Northerly right-of-way line, 113.36 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 1320-30-803-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 16, 1992, BOOK 792, PAGE 2499, AS FILE NO. 0283489, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 4 of the
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Record of Survey in support of a Boundary Line Adjustment recorded in Book 497 at Page 3362 as Document No. 411708 of the Official Records of said Douglas County, said corner being on the Southwesterly right-of-way line of Ironwood Drive; thence Southeasterly along said right-of-way line South $63^{\circ}25'00''$ East, 167.37 feet to the Northeasterly corner of said Parcel 4; thence Southerly along the Easterly line of said Parcel 4, South $0^{\circ}15'05''$ West, 752.52 feet; thence North $66^{\circ}13'39''$ West, 150.16 feet; thence South $23^{\circ}46'21''$ West, 247.70 feet to the Northeasterly corner of that certain Parcel of Land described in Quitclaim Deed recorded in Book 792 at Page 2499 as Document No. 283489 of the Official Records of said Douglas County; thence Northwesterly along the Northeasterly line of said Parcel of Land, North $64^{\circ}13'36''$ West, 107.04 feet to the Northwesterly corner of said Parcel of Land; thence Southwesterly along the Northwesterly line of said Parcel of Land, South $26^{\circ}23'33''$ West, 50.98 feet; thence North $63^{\circ}36'27''$ West, 2.00 feet; thence South $26^{\circ}23'33''$ West, 4.00 feet; thence south $63^{\circ}36'27''$ East, 2.00 feet; thence South $26^{\circ}23'33''$ West, 72.89 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line North $63^{\circ}25'00''$ West, 135.00 feet to the beginning of a curve concave to the East and having a radius of 55.00 feet; thence Northerly along said curve through a central angle of $82^{\circ}39'07''$ an arc distance of 79.34 feet to a point of reversing curvature, said point being on the Easterly right-of-way line of Lucerne Street, a radial line through said point bears South $70^{\circ}45'33''$ East, said reversing curve being concave to the West and having a radius of 375.04 feet; thence Northerly along said right-of-way line through a central angle of $39^{\circ}09'12''$ an arc distance of 256.29 feet; thence North $19^{\circ}55'05''$ West, 137.08 feet; thence leaving said right-of-way line North $70^{\circ}04'55''$ East, 70.00 feet to the beginning of a curve concave to the South and having a radius of 260.00 feet; thence Easterly along said curve through a central angle of $40^{\circ}00'00''$ an arc distance of 181.51 feet to a point of reversing curvature, a radial line through said point bears South $20^{\circ}04'55''$ West, said reversing curve being concave to the North and having a radius of 250.00 feet; thence Easterly along said curve through a central angle of $40^{\circ}00'00''$ an arc distance of 174.53 feet; thence North $70^{\circ}04'55''$ East, 29.12 feet to a point on the Westerly line of said Parcel 4; thence Northerly along said Westerly line

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North 0°15'05" East, 528.44 feet to the Point of Beginning.

Reference is made to Record of Survey for Mulreany Associates recorded September 4, 2003 in Book 0903 at Page 1851 as Document No. 588800.

ASSESSOR'S PARCEL NO. 1320-30-703-003 and a portion of APN 1320-30-703-004

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 4, 2003, BOOK 0903, PAGE 1852, AS FILE NO. 0588801, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 3:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of that certain Parcel of Land described in the Grant, Bargain and Sale Deed, recorded in book 1286 at Page 4355 as Document No. 147792 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northeasterly along the Northwesterly line of said Parcel of Land, North 23°46'21" East, 101.80 feet; thence South 66°17'29" East, 57.99 feet; thence South 23°37'31" West, 104.73 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line North 63°25'00" West, 58.33 feet to the Point of Beginning.

Reference is made to Record of Survey for Mulreany Associates recorded September 4, 2003 in Book 0903 at Page 1851 as Document No. 588800.

A portion of APN 1320-30-803-002

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 4, 2003, BOOK 0903, PAGE 1852, AS FILE NO. 0588801, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS

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COUNTY, STATE OF NEVADA."

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EXHIBIT "B" TO GRANT DEED

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

A. THERE SHALL BE NO GAMING ON SUBJECT PROPERTY B. ELEVATION AND SITE LAYOUTS ARE TO BE APPROVED BY SELLER. APPROVALS ARE NOT TO BE UNREASONABLY WITHHELD.

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