

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A.P. No. 1418-03-301-002
Escrow No. 123-2109294-KB/WDB

RPTS #17,764.50

WHEN RECORDED MAIL TO:

M & M Brothers, LLC
4350 LaJolla Village Dr., #450
San Diego, CA 92122

MAIL TAX STATEMENT TO:

M & M Brothers, LLC
4350 LaJolla Village Dr., #450
San Diego, CA 92122

2003 DEC -8 PM 1:01

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *KJ* DEPUTY

GRANT, BARGAIN and SALE DEED

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

Fred Greenspan and Kim Greenspan, husband and wife as joint tenants

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

M & M Brothers, LLC, a California Limited Liability Company

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

All that parcel of land located in government lot 3 of Section 3, T 14 N., R 18 E., M.D.B. & M Douglas County, Nevada also being a portion of the 6.03 acre lot shown on the map of Harris Heights as filed in the Douglas County Recorders Office at page 43 in Book 9 of Maps on November 18, 1947 and described as follows:

Parcel I:

Commencing at the West Quarter corner of said section 3 Thence along the EastWest center section line of said Section 3 South 89°18'09" East 200.00' thence South 0° 18" 00" West parallel with the west line of said Section 3 a distance of 873.22' to the true point of beginning for this description thence the following 13 courses:

1. North 89°42'00" West 60.81'
2. South 0°18'00" West 435.00'
3. South 30°26'49" West 91.74'
4. North 79°59'09" West 16.32'
5. South 69°32'20" West 16.62'
6. South 15° 26'12" West 19.91'
7. South 76°59'08" East 4.96'
8. South 2°40'55" East 32.62' to the meander line of Lake Tahoe
9. Continuing South 2°40'55" East 12.81"
10. South 20°54'24" West to the mean low water line of Lake Tahoe (10' more or less)
11. Southeasterly along said low water line (148' more or less) to a point that is 200' East of the West line of said Section 3

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A.P.N. 1418-03-301-002

Grant, Bargain and Sale Deed -
continued

File No.: 123-2109294 (KB)

12. North 0°18'00" East (31' more or less) parallel with and 200' East of the West line of said Section 3 to the meander line of Lake Tahoe

13. Continuing North 0°18'00" East 608.91' to the true point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary low water also excepting any artificial accretions to the land waterward of the line of natural ordinary low water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet Lake Tahoe Datum established by NRS 321.595.


Parcel II:

A non-exclusive right of way for roadway purposes conveyed to W.J. Harris, in deed recorded August 5, 1935 in Book U, Page 67, Deed Records, Douglas County, Nevada, and also recorded March 9, 1948, in Book G of Agreements, Page 312, Douglas County, Nevada, and as corrected by instrument December 22, 1993 in Book 1293, Page 5041, as Document No. 325772, Official Records.

The above metes and bounds description appeared previously in that certain document recorded July 2, 1997, in Book 797, Page 449, as Instrument No. 416432.

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: 12/4/03


Fred Greenspan


Kim Greenspan

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

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A.P.N. 1418-03-301-002

Grant, Bargain and Sale Deed -
continued

File No.: 123-2109294 (KB)

This instrument was acknowledged before me on

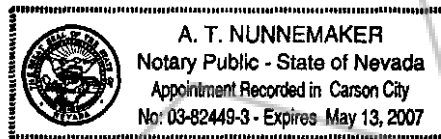
12/4/2003 by

Fred Greenspan and Kim Greenspan.

A. T. Nunnemaker

Notary Public

(My commission expires: _____)



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