

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

2003 DEC -8 PM 4: 02

WERNER CHRISTEN
RECORDER

s/ W PAID BS DEPUTY

APN 1420-06-602-027

Escrow Number:

2075733

WHEN RECORDED, MAIL TO:

IN-N-OUT BURGERS
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

RPTT: 3,020.55

APN#: 1420-06-602-027

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **AIG BAKER CARSON VALLEY, L.L.C., a Delaware Limited Liability Company** ("Grantor") does hereby GRANT, BARGAIN, and SELL to **IN-N-OUT BURGERS, a California corporation** ("Grantee"), the real property situated in the County of Douglas, State of Nevada, described on Exhibit "A" attached hereto, and incorporated herein by reference (the "Property"); subject to current taxes and assessments, that Agreement regarding Covenants, Conditions and Restrictions and Grant of Easement, dated September 17, 2003, and recorded in Book 0903, Page 15213 as Instrument No. 0591480, executed by Grantor, as amended in Book 1203, Page 3463, as Instrument No. 598978, and other rights of way, reservations, restrictions, easements, dedications, abandonments and conditions or other matters of record.

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.

For maintenance of the access roads servicing the Property, Grantee, its successors and assigns, shall pay to Grantor, its successors and assigns, an amount equal to \$500.00 per calendar year for the first five (5) calendar years after the date hereof with such fee to increase by \$500.00 per calendar year at the commencement of each five (5) year period thereafter until such access fee reaches \$3,000 per calendar year, which shall be the limit of such fee (collectively, the "Access Fee"). Grantee shall pay the Access Fee for the 2003 calendar year in a prorated amount based upon the number of days Grantee owns the Property during such calendar year.

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BK 1203 PG 03466

GRANTOR:

AIG BAKER CARSON VALLEY, L.L.C.,
a Delaware Limited Liability Company

By: AIG Baker Shopping Center Properties, L.L.C.,
its sole member

By: *Alex D. Baker*
Alex D. Baker
President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alex D. Baker, whose name as President of AIG Baker Shopping Center Properties, L.L.C., sole member of AIG Baker Carson Valley, L.L.C., a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 3RD day of Dec, 2003.

SEAL

Jason William Jordeus
Notary Public
My Commission Expires: 4-11-07

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Exhibit "A"
Legal Description of Property

Parcel 6 as shown on that certain Record of Survey in support of a Boundary Line Adjustment, Book 903, Page 8767, Document No. 590198, Official Records of Douglas County, Nevada.

A parcel of land situate within the South Half of the Northeast Quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows: Beginning at a point from which the Center Section of said Section 6 bears South 55°16'48" West a distance of 1573.93 feet; thence North 89°16'31" East a distance of 64.00 feet; thence North 00°43'29" West a distance of 50.00 feet; thence North 89°16'31" East a distance of 115.16 feet to a point on the westerly right-of-way of U.S. Highway 395; thence South 07°48'25" West along said westerly right-of-way a distance of 271.93 feet; thence North 82°24'33" West leaving said westerly right-of-way a distance of 140.29 feet; thence North 00°43'29" West a distance of 198.63 feet to the Point of Beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 1000, in Book 700 of Official Records at Page 1320, Document No. 495561.

The above described land is also designated as Parcel 6 on the Record of Survey for AIG Baker Carson Valley, L.L.C., filed September 17, 2003, as file no. 590198.

The above metes and bounds description appeared previously in that certain document recorded September 17, 2003, Book 903, Page 8768, as Document No. 590199 of Official Records.

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