

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1419-27-610-001, and attached
RPTT \$ ~~0.00~~ #3

2003 DEC -9 AM 11: 28

WHEN RECORDED MAIL TO:
Name RONALD SIMEK
Street 3860 GS RICHARDS BLVD
Address
City,State CARSON CITY, NV 89703
Zip

WERNER CHRISTEN
RECORDER
\$27.00 PAID *W* DEPUTY

MAIL TAX STATEMENTS TO:
Name SAME AS ABOVE
Street
Address
City,State
Zip
Order
No. 89211-99

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED
BOUNDARY LINE ADJUSTMENT

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES CANYON LLC, a Nevada Limited Liability Company do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to JAMES CANYON LLC, a Nevada Limited Liability Company and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of n/a, County of Douglas, State of Nevada bounded and described as follows:

SEE ATTACHED FOR LEGAL DESCRIPTIONS

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

Dated: November 17, 2003

0599023

BK 1203 PG 03604

1419-27-510-005
1419-27-510-004
1419-27-510-003
1419-27-510-002
1419-26-110-001
1419-00-002-039



Doc 599023

BK 1203 PG 3605

0599023

BK1203PG03605

JAMES CANYON LLC

Ronald L. Simek
RONALD L. SIMEK, MEMBER

STATE OF NEVADA

} ss

COUNTY OF DOUGLAS

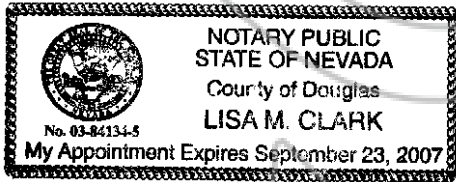
This instrument was acknowledged before me on

November 18, 2003

by RONALD L. SIMEK, MEMBER FOR JAMES CANYON LLC

Lisa M. Clark

Notary Public



0599023

BK1203PG03606

**DESCRIPTION
ADJUSTED LOT 27
(A.P.N. 1419-27-610-001)**

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 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the northeast corner of Lot 27 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Childs Canyon Drive, the POINT OF BEGINNING;

thence along said westerly line of Childs Canyon Drive, South 22°05'14" West, 105.22 feet;

thence continuing along said westerly line, along the arc of a curve, concave to the northwest, having a radius of 120.00 feet, central angle of 30°52'38", arc length of 64.67 feet, and chord bearing and distance of South 37°31'33" West, 63.89 feet;

thence along the arc of a compound curve, concave to the north, having a radius of 20.00 feet, central angle of 92°02'25", arc length of 32.13 feet, and chord bearing and distance of North 81°00'56" West, 28.78 feet to a point on the easterly line of James Canyon Loop;

thence along said easterly line of James Canyon Loop, along the arc of a reverse curve, concave to the southwest, having a radius of 530.00 feet, central angle of 27°46'06", arc length of 256.86 feet, and chord bearing and distance of North 48°52'45" West, 254.36 feet;

thence North 37°29'49" East, 101.62 feet;

thence South 63°30'22" East, 98.78 feet;

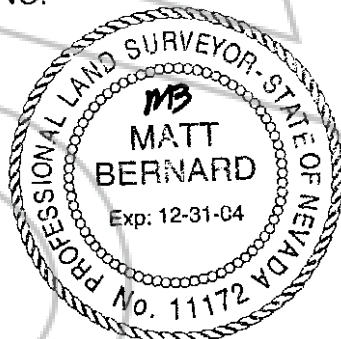
thence South 67°54'46" East, 160.00 feet to the POINT OF BEGINNING, containing 35,714 square feet, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

212-72-03
11/13/03
Adj. Lot 27
Page 2 of 2

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



11-20-03

COOPER

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0599023
BK 1203 PG 03608

**DESCRIPTION
ADJUSTED LOT 30
(A.P.N. 1419-27-510-005)**

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 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the northeast corner of Lot 30 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Childs Canyon Drive, the POINT OF BEGINNING;

thence along said westerly line of Childs Canyon Drive, South 45°49'10" West, 38.53 feet;

thence continuing along said westerly line, along the arc of a curve, concave to the southeast, having a radius of 1030.00 feet, central angle of 05°33'29", arc length of 99.92 feet, and chord bearing and distance of South 43°02'26" West, 99.88 feet;

thence North 81°27'30" West, 323.87 feet;

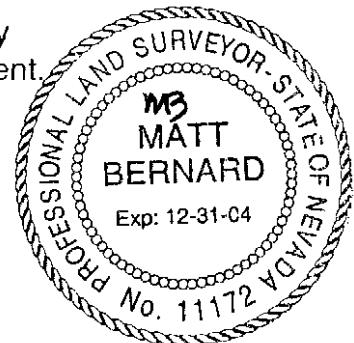
thence North 45°49'10" East, 239.39 feet;

thence South 64°47'07" East, 270.14 feet to the POINT OF BEGINNING, containing 48,386 square feet, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

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P.O. Box 2229
Minden, Nevada 89423



11-19-03

**DESCRIPTION
ADJUSTED LOT 31
(A.P.N. 1419-27-510-004)**

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 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

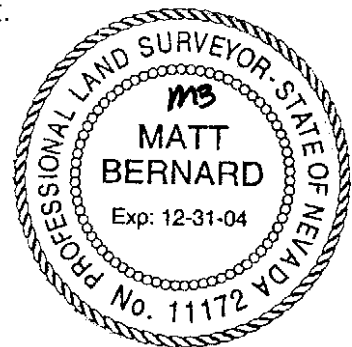
Commencing at the southeast corner of Lot 31 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Childs Canyon Drive, the POINT OF BEGINNING;

thence North 64°47'07" West, 270.14 feet;
thence North 45°49'10" East, 226.27 feet;
thence South 49°52'44" East, 254.12 feet to a point on said westerly line of Childs Canyon Drive;
thence along said westerly line, South 45°49'10" West, 156.44 feet to the POINT OF BEGINNING, containing 48,386 square feet, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

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Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



11-19-03

**DESCRIPTION
ADJUSTED LOT 32
(A.P.N. 1419-27-510-003)**

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 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the northwest corner of Lot 32 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, the terminus of the southerly line of James Canyon Loop, the POINT OF BEGINNING;

thence along said southerly line of James Canyon Loop, along the arc of a curve, concave to the northeast, having a radius of 330.00 feet, central angle of 35°14'14", arc length of 202.95 feet, and chord bearing and distance of South 36°48'39" East, 199.77 feet;

thence along the arc of a reverse curve, concave to the southwest, having a radius of 20.00 feet, central angle of 81°47'13", arc length of 28.55 feet, and chord bearing and distance of South 13°32'09" East, 26.19 feet to a point on the westerly line of Childs Canyon Drive;

thence along said westerly line, South 27°21'27" West, 25.34 feet;

thence continuing along said westerly line, along the arc of a curve, concave to the northwest, having a radius of 470.00 feet, central angle of 18°27'43", arc length of 151.45 feet, and chord bearing and distance of South 36°35'19" West, 150.79 feet;

thence North 49°52'44" West, 254.12 feet;

thence North 45°49'10" East, 237.08 feet to the POINT OF BEGINNING, containing 48,386 square feet, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

S:\Projects\21272\21272ADJ LOT 32.leg.doc



11-19-03

0599023

BK1203PG03611

**DESCRIPTION
ADJUSTED LOT 33
(A.P.N. 1419-27-510-002)**

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 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

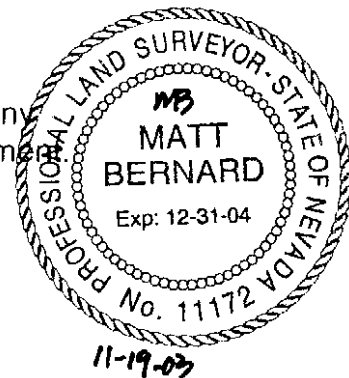
Commencing at the southwest corner of Lot 33 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, the terminus of the northerly line of James Canyon Loop, the POINT OF BEGINNING;

thence North $21^{\circ}05'59''$ East, 172.63 feet;
thence South $58^{\circ}30'19''$ East, 214.57 feet;
thence South $13^{\circ}57'05''$ West, 228.99 feet to a point on said northerly line of James Canyon Loop,
thence along said northerly line of James Canyon Loop, along the arc of a curve, nontangent to the preceding course, concave to the northeast, having a radius of 270.00 feet, central angle of $56^{\circ}51'23''$, arc length of 267.93 feet, and chord bearing and distance of North $47^{\circ}37'13''$ West, 257.07 feet to the POINT OF BEGINNING, containing 49,752 square feet, more or less.

The Basis of Bearing of this description is North $89^{\circ}22'26''$ East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

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**DESCRIPTION
ADJUSTED LOT 38
(A.P.N. 1419-26-110-001)**

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 26, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the southwest corner of Lot 38 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the northerly line of James Canyon Loop, the POINT OF BEGINNING;

thence North 20°09'02" East, 250.02 feet;
thence North 31°48'09" East, 11.15 feet;
thence North 24°25'23" East, 25.26 feet;
thence South 71°02'41" East, 115.87 feet;
thence South 15°58'11" West, 253.20 feet to a point on said northerly line of

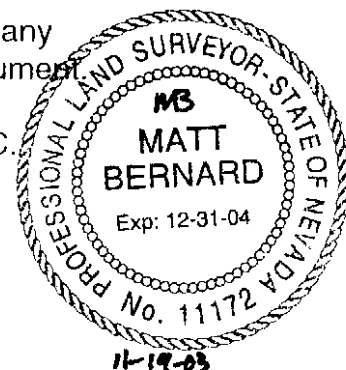
James Canyon Loop;

thence along said northerly line, along the arc of a curve, nontangent to the preceding course, concave to the south, having a radius of 330.00 feet, central angle of 25°02'09", arc length of 144.20 feet, and chord bearing and distance of North 84°26'05" West, 143.05 feet to the POINT OF BEGINNING, containing 34,130 square feet, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

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Minden, Nevada 89423



**DESCRIPTION
ADJUSTED REMAINDER
(A.P.N. 1419-00-002-039)**

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

A parcel of land located within the Southeast one-quarter (SE1/4) of Section 22, and portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the most easterly corner of the Remainder parcel as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360 and as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in said office of Recorder as Document No. 560049, a found 1985 witness corner BLM aluminum cap, also being a point on the westerly right-of-way of Jacks Valley Road, the POINT OF BEGINNING;

thence along said westerly right-of-way of Jacks Valley Road, South 02°11'08" West, 440.84 feet;

thence continuing along said westerly right-of-way, along the arc of a curve concave to the west, having a radius of 2550.00 feet, central angle of 05°55'16", arc length of 263.52 feet, and chord bearing and distance of South 05°08'46" West, 263.41 feet;

thence along the arc of a curve concave to the northwest, having a radius of 40.00 feet, central angle of 91°35'53", arc length of 63.95 feet, and chord bearing and distance of South 53°54'21" West, 57.35 feet to a point on the northerly line of James Canyon Loop;

thence along said northerly line of James Canyon Loop, North 80°17'43" West, 90.90 feet;

thence continuing along said northerly line, along the arc of a curve concave to the north, having a radius of 270.00 feet, central angle of 21°27'25", arc length of 101.11 feet, and chord bearing and distance of North 69°34'00" West, 100.52 feet;

thence continuing along said northerly line, along a reverse curve concave to the south, having a radius of 330.00 feet, central angle of 13°04'43", arc length of 75.33 feet, and chord bearing and distance of North 65°22'39" West, 75.16 feet;

thence North 15°58'11" East, 253.20 feet;

thence North 71°02'41" West, 115.87 feet;

thence South 24°25'23" West, 25.26 feet;

thence South 31°48'09" West, 11.15 feet;
thence South 20°09'02" West, 250.02 feet to a point on said northerly line of James Canyon Loop;

thence along said northerly line, along the arc of a curve, nontangent to the preceding course, concave to the south, having a radius of 330.00 feet, central angle of 05°15'08", arc length of 30.25 feet, and chord bearing and distance of South 80°25'16" West, 30.24 feet;

thence continuing along said northerly line, South 77°47'42" West, 62.44 feet;
thence continuing along said northerly line, along the arc of a curve concave to the north, having a radius of 270.00 feet, central angle of 51°17'26", arc length of 241.70 feet, and chord bearing and distance of North 76°33'35" West, 233.71 feet;
thence continuing along said northerly line, North 50°54'52" West, 43.01 feet;
thence North 39°05'08" East, 255.00 feet;
thence North 50°54'52" West, 116.65 feet;
thence North 60°18'49" West, 311.74 feet;
thence South 14°30'27" West, 248.17 feet to a point on said northerly line of James Canyon Loop;

thence along said northerly line, along the arc of a curve, nontangent to the preceding course, concave to the southwest, having a radius of 530.00 feet, central angle of 02°19'27", arc length of 21.50 feet, and chord bearing and distance of North 68°29'22" West, 21.50 feet;

thence North 07°16'55" East, 254.23 feet;
thence North 81°35'53" West, 73.88 feet;
thence South 24°33'05" West, 246.27 feet to a point on said northerly line of James Canyon Loop;

thence along said northerly line, North 76°02'55" West, 110.69 feet;
thence North 13°57'05" East, 228.99 feet;
thence North 58°30'19" West, 214.57 feet;
thence South 21°05'59" West, 172.63 feet to a point on the northerly line of James Canyon Loop;

thence South 70°48'28" West, 60.00 feet;
thence South 45°49'10" West, 702.74 feet;
thence South 81°27'30" East, 323.87 feet to a point on the westerly line of Childs Canyon Drive;

thence along said westerly line, along the arc of a curve, nontangent to the preceding course, concave to the southeast, having a radius of 1030.00 feet, central angle of 14°09'35", arc length of 254.55 feet, and chord bearing and distance of South 33°10'54" West, 253.90 feet;

thence North 51°11'05" West, 159.78 feet;
thence South 31°34'02" West, 276.18 feet;

thence South 28°11'53" East, 92.28 feet;
thence South 51°11'05" East, 130.52 feet to a point on said westerly line of
Childs Canyon Drive;
thence along said westerly line, South 22°05'14" West, 208.76 feet;
thence North 67°54'46" West, 160.00 feet;
thence North 63°30'22" West, 98.78 feet;
thence South 37°29'49" West, 101.62 feet;
thence along the arc of a curve, concave to the southwest, having a radius of
530.00 feet, central angle of 10°29'20", arc length of 97.02 feet, and chord bearing and
distance of South 57°31'08" East, 96.89 feet;
thence South 37°43'32" West, 60.00 feet to a point on the westerly line of said
James Canyon Loop;
thence along said westerly line, along the arc of a curve, radial to the preceding
course, concave to the southwest, having a radius of 470.00 feet, central angle of
30°26'43", arc length of 249.74 feet, and chord bearing and distance of South 37°03'07"
East, 246.82 feet;
thence South 63°31'46" West, 239.64 feet;
thence South 16°13'23" East, 383.12 feet;
thence South 25°21'36" East, 125.02 feet;
thence North 63°31'46" East, 230.39 feet to a point on said westerly line of
James Canyon Loop;
thence along said westerly line, along the arc of a curve, nontangent to the
preceding course, concave to the northeast, having a radius of 230.00 feet, central
angle of 11°47'47", arc length of 47.35 feet, and chord bearing and distance of South
37°34'55" East, 47.27 feet;
thence South 41°31'52" West, 216.16 feet;
thence South 57°37'53" East, 211.67 feet;
thence North 49°35'52" East, 269.19 feet to a point on said westerly line of
James Canyon Loop;
thence continuing along said westerly line, along the arc of a curve, nontangent
to the preceding course, concave to the southwest, having a radius of 170.00 feet,
central angle of 75°16'03", arc length of 223.32 feet, and chord bearing and distance of
South 26°43'40" East, 207.61 feet;
thence continuing along said westerly line, South 10°54'21" West, 225.01 feet;
thence continuing along said westerly line, along the arc of a curve concave to
the northeast, having a radius of 230.00 feet, central angle of 109°20'24", arc length of
438.92 feet, and chord bearing and distance of South 43°45'51" East, 375.28 feet;
thence continuing along said westerly line, North 81°33'57" East, 84.91 feet;
thence South 44°33'53" West, 316.34 feet;
thence North 45°26'07" West, 411.75 feet;

thence North 64°50'41" West, 460.73 feet;
thence North 40°30'47" West, 1363.58 feet;
thence North 53°33'58" West, 195.11 feet;
thence North 21°17'48" West, 904.81 feet to a found 1996 BLM brass cap;
thence North 00°16'51" West, 667.52 feet to a found 1985 BLM aluminum cap,
the South one-quarter corner of said Section 22;
thence North 00°05'09" East, 2646.46 feet to a found 1985 BLM aluminum cap,
the center of said Section 22;
thence North 89°05'23" East, 2658.40 feet to a found 1985 BLM aluminum cap,
the East one-quarter corner of said Section 22;
thence South 00°05'51" East, 2654.73 feet to a found 1985 BLM aluminum cap,
the corner common to Sections 22, 23, 26, and 27, T.14N., R.19E., M.D.M.;
thence along the north line of the Northwest one-quarter of said Section 27,
North 89°22'26" East, 1067.08 feet to the POINT OF BEGINNING, containing 255.01
acres, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

Note: Refer this description to your title company before incorporating into any legal document.

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P.O. Box 2229
Minden, Nevada 89423

