

2003 DEC -9 AM 11:31

WERNER CHRISTEN  
RECORDER

\$16.00 PAID *W* DEPUTY

APN: 1419-26-110-001 & 1419-00-002-039

RPTT \$ 0.00 #3  
RU

**WHEN RECORDED MAIL TO:**

Name RONALD SIMEK  
Street 3860 GS RICHARDS BLVD  
Address  
City, State CARSON CITY, NV 89703  
Zip

**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  
SLOPE & LANDSCAPE EASEMENT**

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

0599024

BK 1203 PG 03618

Grant, Bargain and Sale Deed – Page 2

JAMES CANYON LLC

*Ronald L. Simek*  
\_\_\_\_\_  
RONALD L. SIMEK, MEMBER

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\_\_\_\_\_

STATE OF NEVADA

} ss

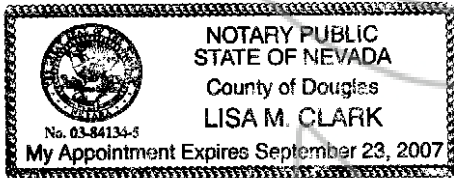
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

November 18, 2003.

by RONALD L. SIMEK, MEMBER FOR JAMES  
CANYON LLC

*Lisa M. Clark*  
\_\_\_\_\_  
Notary Public



0599024

BK1203PG03619

**DESCRIPTION  
SLOPE AND LANDSCAPING EASEMENT  
(Over A.P.N. 1419-26-110-001 and 1419-00-002-039)**

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

A strip of land for slope and landscaping purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the southeast 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 along said northerly line of James Canyon Loop, along the arc of a nontangent curve, concave to the south, having a radius of 330.00 feet, central angle of 30°17'17", arc length of 174.45 feet, and chord bearing and distance of North 87°03'40" West, 172.42 feet;

thence continuing along said northerly line, South 77°47'42" West, 25.99 feet;

thence along the arc of a nontangent curve, concave to the southeast, having a radius of 10.00 feet, central angle of 40°29'26", arc length of 7.07 feet, and chord bearing and distance of North 37°03'54" East, 6.92 feet;

thence North 57°18'37" East, 66.08 feet;

thence along the arc of a nontangent curve, concave to the south, having a radius of 360.00 feet, central angle of 23°32'54", arc length of 147.96 feet, and chord bearing and distance of South 83°52'02" East, 146.92 feet;

thence South 15°58'11" West, 30.02 feet to the POINT OF BEGINNING, containing 5,262 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 documents.

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



11-19-03