

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

2003 DEC -9 AM 11: 57

WERNER CHRISTEN
RECORDER

\$18⁰⁰ PAID *Bl* DEPUTY

13-18-15-802-001
This instrument prepared by:

Beverly J. Klug
Equilon Enterprises LLC
12700 Northborough, #300
Houston TX 77067

When recorded, return deed and tax
statements by mail to:

Attn: Douglas Matthew, Jr.
199 Highway 50, LLC
P O Box 826
Zephyr Cove, NV 89448

RPTT: \$2,511.60
#030502062

SPECIAL WARRANTY DEED

THIS IS A DEED dated December 1, 2003, effective December 9, 2003, by **EQUILON ENTERPRISES LLC**, a Delaware limited liability company, with offices at 12700 Northborough, Ste. 300, Attn: Real Estate Administration, Houston, Texas 77067, (herein called "Grantor") to **199 HIGHWAY 50, LLC**, a Nevada limited liability company, with an address of P O Box 826, Zephyr Cove, NV 89448 (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described real property known as 199 US Highway 50, in the City of Zephyr Cove, County of Douglas, State of Nevada;

See attached Exhibit A for description

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar, and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises;

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever; but

SUBJECT to the following:

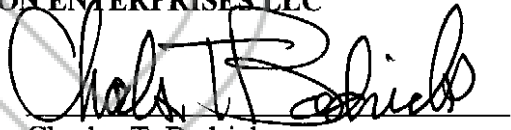
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BK 1203 PG 03649

- a) Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the Premises.
- b) Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.
- c) The lien for real property taxes for the current year, and any liens for special assessments which, as of the date hereof, are not due and payable.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor shall warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

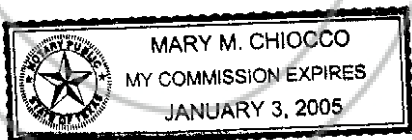
EQUILON ENTERPRISES LLC

By: 
 Name: Charles T. Badrick
 Title: Attorney-in-Fact
 Date: December 1, 2003
 Tax I.D. # 52-2074528

State of Texas)
) §
 County of Harris)

The within and foregoing instrument was acknowledged before me this 2nd day of December, 2003, by Charles T. Badrick, who is the Attorney-in-Fact of EQUILON ENTERPRISES LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and official seal.




 NOTARY PUBLIC

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EXHIBIT A

DESCRIPTION OF PREMISES

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

PARCEL 1:

COMMENCING at the Section corner common to Section 14, 15, 22, and 23, Township 13 North, Range 18 East, M.D.B.&M; thence from said point of commencement Westerly along the southerly line of said Section 15, 1,570.00 feet more or less to a point on the Northeasterly right-of-way line of U.S. Highway 50; thence North $47^{\circ}36'00''$ West along said line 1,440.55 feet to the Point of Beginning; thence from said Point of Beginning and continuing along said line North $47^{\circ}36'00''$ West 145.00 feet; thence leaving said line North $42^{\circ}24'00''$ East 100.00 feet; thence North $80^{\circ}30'10''$ East 117.91 feet; thence South $03^{\circ}36'00''$ East 65.41 feet; thence along a tangent curve to the right of the center of which bears South $86^{\circ}24'00''$ West 82.50 feet an arc distance of 66.23 feet; thence tangent to the preceding curve South $42^{\circ}24'00''$ West 88.00 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 1318-15-802-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 14, 1998, BOOK 0798, PAGE 2329, AS FILE NO. 0444267, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

All those certain Reciprocal Easements described as follows:

PARCEL 2:

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15; thence along the Section line common to Sections 15 and 22 North $89^{\circ}54'09''$ West, 1513.39 feet to a point on the northeasterly right-of-way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of Recorder, Douglas County, Nevada in Book T of Deeds, at Page 436;

Continued on next page

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thence along said northeasterly right-of-way North 46°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of Recorder, Douglas County, Nevada in Book 980, at Page 1969, as Document No. 48927, a found 3/4" iron pipe and plus RLS 3519;

thence continuing along said northeasterly right-of-way North 47°36'00" West, 152.81 feet to the Point of Beginning;

thence along said northeasterly right-of-way North 47°36'00" West, 437.47 feet to the southeasterly corner of Parcel #1 as shown on said Record of Survey;

thence North 84°16'35" East, 25.88 feet;

thence North 42°24'00" East, 50.32 feet;

thence North 26°07'31" West, 18.56 feet;

thence North 42°24'00" East, 13.61 feet;

thence North 47°36'00" West, 120.00 feet;

thence South 42°24'00" West, 71.06 feet;

thence non-tangent to the preceding course along the arc of a curve to the left having a radius of 29.50 feet, central angle of 46°39'32", an arc length of 24.02 feet, a chord bearing and distance of South 24°01'56" East, 23.37 feet;

thence South 47°21'42" East, 68.90 feet;

thence South 36°36'19" East, 20.91 feet;

thence South 17°25'22" East, 10.60 feet to a point on the northeasterly right-of-way of U.S. Highway 50;

thence along said northeasterly right-of-way North 47°36'00" West, 175.55 feet to the southeasterly corner of Shell Oil Company, A.P.N. 05-290-01, as recorded in the office of Recorder, Douglas County, Nevada in Book 1094, at Page 559;

thence along the boundary of said Shell Oil Company the following five courses:

thence North 42°24'00" East, 88.00 feet;

thence along the arc of a curve to the left having a radius of 82.50 feet, central angle of 46°00'00", and an arc length of 66.24 feet;

thence North 03°36'00" West, 65.41 feet;

thence South 80°30'10" West, 117.91 feet;

thence South 42°24'00" West, 100.00 feet to a point on said northeasterly right-of-way of U.S. Highway 50;

thence along said northeasterly right-of-way North 47°36'00" West, 14.45 feet;

thence North 42°24'00" East, 545.28 feet;

thence South 52°35'03" East, 40.63 feet;

thence North 68°56'23" East, 164.88 feet;

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thence North 04°43'13" West, 17.70 feet;
thence South 59°30'37" East, 128.00 feet;
thence South 76°36'23" West, 67.98 feet;
thence South 09°08'39" East, 200.78 feet;
thence South 09°10'30" East, 122.01 feet;
thence along the arc of a curve to the left having a radius
of 34.12 feet, central angle of 89°43'38" and an arc length
of 53.43 feet;
thence North 81°05'52" East, 64.33 feet;
thence South 12°39'37" East, 30.95 feet;
thence South 35°39'37" East, 348.46 feet to a point on the
westerly right-of-way of Elks Point Road;
thence along said westerly right-of-way along the arc of a
curve to the right having a radius of 320.00 feet, central
angle of 33°22'12", arc length of 186.37 feet, chord
bearing South 25°42'54" West, and chord length of 183.75
feet;
thence along said westerly right-of-way South 42°24'00" West,
80.76 feet;
thence North 47°36'00" West, 171.43 feet;
thence South 42°19'21" West, 55.58 feet;
thence North 47°36'52" West, 31.73 feet;
thence South 42°24'00" West, 63.25 feet;
thence South 47°36'25" East, 26.67 feet;
thence South 43°32'23" West, 70.01 feet to the Point of
Beginning.

Said land more fully imposed as Adjusted A.P.N. 05-290-15
on that certain Record of Survey recorded May 21, 2003 in
Book 0503 of Official Records at Page 11239, as Document
No. 577574.

ASSESSOR'S PARCEL NO. 1318-15-802-003

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MAY 21, 2003, BOOK 0503, PAGE 11230, AS FILE NO.
0577573, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS
COUNTY, STATE OF NEVADA."

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