

A.P.N. # 1220-10-610-006 & 007

R.P.T.T. \$ 682.50

ESCROW NO. 030704179

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
1107 HIGHWAY 395
GARDNERVILLE, NV 89410

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

2003 DEC 23 PM 4:02

WERNER CHRISTEN
RECORDER

\$ 18.00 PAID KJ DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JEWEL COMMERCIAL PARK, a Limited Partnership**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

WASHOE BARTON MEDICAL CLINIC, a Nevada Non profit Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

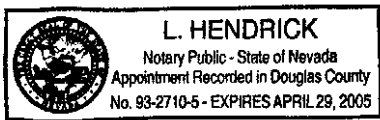
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **December 10, 2003** **JEWEL COMMERCIAL PARK, a Limited Partnership**

BY: [Signature]
ALAN R. FLEMING
PARTNER

BY: _____

STATE OF Nevada }
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 12-23-03
by, **ALAN R. FLEMING**

Signature [Signature]
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030704179

All those real properties situated in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the Northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears South 44°45'21" East), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 1694.81 feet to the Northwesterly corner of Lot 7 as shown on the Final Subdivision Map #2010-2 recorded in the office of Recorder, Douglas County, Nevada as Document No. 417846;

thence continuing along the boundary of said Lot 7 North 29°35'16" East, 21.28 feet to the Point of Beginning;

thence continuing along the boundary of said Lot 7 the following courses:

thence North 29°35'16" East, 121.86 feet;

thence North 49°27'35" East, 32.05 feet;

thence South 60°24'44" East, 77.70 feet;

thence South 29°35'16" West, 152.00 feet;

thence North 60°24'44" West, 88.59 feet to the Point of Beginning.

Said Parcel of Land more fully shown as Lot 7C on that certain Record of Survey recorded November 12, 1997, Book 1197, Page 2080, Document No. 426103.

ASSESSOR'S PARCEL NO. 1220-10-610-007

TOGETHER WITH: Perpetual non-exclusive easements as defined in Reciprocal Easement Declaration, recorded November 12, 1997, Book 1997, Page 2071, Document No. 0426102.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 13, 1997, BOOK 1197, PAGE 2305, AS FILE NO. 426170, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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PARCEL 2:

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 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of a curvature at Station 289+97.69 (tangent bears South 44°45'21" East), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 1694.81 feet to the northwesterly corner of Lot 7 as shown on the Final Subdivision Map #2010-2 recorded in the office of Recorder, Douglas County, Nevada as Document No. 417846, the Point of Beginning;

thence continuing along the boundary of said Lot 7 North 29°35'16" East, 21.28 feet;

thence South 60°24'44" East, 88.59 feet;

thence North 29°35'16" East, 152.00 feet;

thence North 60°24'44" West, 77.70 feet;

thence along the boundary of said Lot 7 the following five courses:

thence North 49°27'35" East, 182.03 feet;

thence South 60°24'44" East, 234.32 feet;

thence South 29°35'16" West, 404.17 feet along the right-of-way of Virginia Ranch Road;

thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of 105°39'23", and arc length of 36.88 feet;

thence North 44°45'21" West, 292.55 feet along said right-of-way of U.S. Highway 395 to the Point of Beginning;

EXCEPT THEREFROM: 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 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature

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at Station 289+97.69 (tangent bears South 44°45'21" East), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 1694.81 feet to the northwesterly corner of Lot 7 as shown on the Final Subdivision Map #2010-2 recorded in the office of Recorder, Douglas County, Nevada as Document No. 417846;

thence continuing along the boundary of said Lot 7 the following courses:

thence continuing along said right-of-way South 44°45'21" East, 292.55 feet;

thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 105°39'23", and arc length of 36.88 feet;

thence along the right-of-way of Virginia Ranch Road North 29°35'16" East, 404.17 feet;

thence North 72°40'53" West, 69.08 feet to the Point of Beginning;

thence South 29°35'16" West, 152.00 feet;

thence North 60°24'44" West, 92.00 feet;

thence North 29°35'16" East, 152.00 feet;

thence South 60°24'44" East, 92.00 feet to the Point of Beginning.

EXCEPTING THEREFROM: 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 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears South 44°45'21" East), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795;

thence along said right-of-way South 44°45'21" East, 1694.81 feet to the northwesterly corner of Lot 7 as shown on the Final Subdivision Map #2010-2 recorded in the office of Recorder, Douglas County, Nevada as Document No. 417846;

thence continuing along the boundary of said Lot 7 the following courses:

thence continuing along said right-of-way South 44°45'21" East, 292.55 feet;

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thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 105°39'23", and arc length of 36.88 feet;

thence North 30°19'05" West, 78.02 feet to the Point of Beginning;

thence North 60°24'44" West, 92.00 feet;

thence North 29°35'16" East, 152.00 feet;

thence South 60°24'44" East, 92.00 feet;

thence South 29°35'16" West, 152.00 feet to the Point of Beginning.

Said Parcel of Land more fully imposed as Lot 7D on that certain Record of Survey recorded November 12, 1997, Book 1197 of Official Records, at Page 2080, as Document No. 426103.

ASSESSOR'S PARCEL NO. 1220-10-610-006

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 12, 1997, BOOK 1197, PAGE 2071, AS FILE NO. 0426102, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

RESERVING THEREFROM: Perpetual non-exclusive easements as defined in Reciprocal Easement Declaration, recorded November 12, 1997, Book 1197, Page 2071, Document No. 0426102.

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