

APN: 1220-29-001-007
1220-30-001-002
1220-29-001-001

WHEN RECORDED RETURN TO:
ANDREW MACKENZIE, ESQ.
✓ ALLISON, MacKENZIE, RUSSELL,
PAVLAKIS, WRIGHT & FAGAN, LTD.
P.O. Box 646
Carson City, NV 89702

PARTY OF THE SECOND PART
MAIL TAX STATEMENTS TO:
Jessica Ledbetter
575 Hwy 88
Gardnerville, NV 89410

R.P.T.T. \$ # 3

QUITCLAIM DEED

THIS INDENTURE, made on Feb. 24th, 2004, by and
between WILLIAM B. LEDBETTER, a single man, party of the first part, and THUNDERBIRD
RANCH CORPORATION, a Nevada corporation, of 575 Hwy 88, Gardnerville, NV, 89460, party
of the second part,

WITNESSETH:

That the party of the first part, in consideration of the sum of Ten and No/100 Dollars
(\$10.00), lawful money of the United States, to him in hand paid by the party of the second part, the
receipt whereof is hereby acknowledged, does hereby release, remise, and forever quitclaim unto said
party of the second part, and to its successors and assigns forever, all their right, title, and interest
in and to that certain lot, piece, or parcel of real property situate, lying, and being in the county of
Douglas, state of Nevada, and more particularly described as follows:

REQUESTED BY
Andrew Mackenzie Esq
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 MAR -8 AM 10: 21

WERNER CHRISTEN
RECORDER

\$23⁰⁰ PAID KJ DEPUTY

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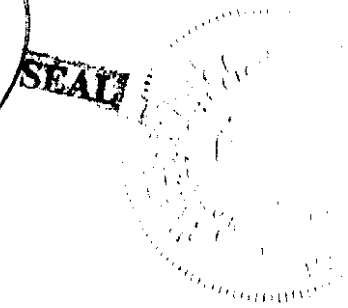
(See, Exhibit "A", Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said party of the second part and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

William B. Ledbetter
WILLIAM B. LEDBETTER



STATE OF NEVADA)
 : ss.
)

On _____, 2004, personally appeared before me, a notary public, WILLIAM B. LEDBETTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Quitclaim Deed, who acknowledged to me that he executed the foregoing document.

See attached Copy of All Purpose Acknowledgement

NOTARY PUBLIC

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

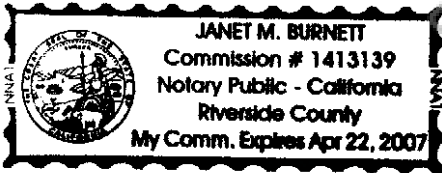
State of California }
County of RIVERSIDE } ss.

On February 24, 2004 before me, Janet M Burnett, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared William B. Sedberry
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Janet M Burnett
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

SEAL

Title or Type of Document: Quit Claim Deed

Document Date: 2/24/04 Number of Pages: 9

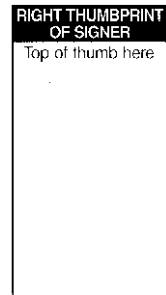
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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EXHIBIT A

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

PARCEL 1:

All that portion of Sections 29 and 30, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the Northwest corner of said Section 29; thence South 00 degrees 04'40" East, 835.71 feet to the TRUE POINT OF BEGINNING; thence East, 962.05 feet; thence South 00 degrees 04'40" East, 1811.08 feet; thence South 89 degrees 59'26" West, 962.05 feet; thence North 00 degrees 04'40" West, 1811.18 feet to the POINT OF BEGINNING.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

A.P.N. 1220-29-001-007

PARCEL 1-A:

TOGETHER WITH: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375; except within the interior boundaries of the herein above mentioned legal description and as referenced in Corrective Deeds recorded June 29, 1995 as Document Nos. 365272 and 365273.

PARCEL 1-B:

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS

All that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

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A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows.

Commencing at the Southwest corner of the East one-half of the Southeast one-quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of said Section 29; thence North 00 degrees 95'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 95'13" West 146.03 feet; thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet; thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

PARCEL 1-C:

TOGETHER WITH: those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991 as Document Nos. 262359 and 262360.

ALSO TOGETHER WITH: an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

PARCEL 1-D:

TOGETHER WITH: a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document 262375.

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NOTE: Legal description previously contained in Document No.
0408011 recorded on March 7, 1997.

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EXHIBIT B

The land referred to herein is situated in the state of Nevada, county of Douglas,
described as follows:

PARCEL 2:

A portion of the Northwest $\frac{1}{4}$ of Section 29 and the Northeast $\frac{1}{4}$ of Section 30, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel A of Map of Division into Large Parcels for Jessica L. Ledbetter, as per map filed on August 11, 1994, in Book 894, at Page 2055, as Document 343843, of the Official Records of Douglas County, Nevada.

A.P.N. 1220-30-001-002

PARCEL 2-A:

TOGETHER WITH AND SUBJECT TO: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375, and as referenced in Corrective Deeds recorded June 29, 1995, in Book 695, at Pages 5237 and 5241, as Document Nos. 365272 and 365273, Official Records of Douglas County, Nevada.

PARCEL 2-B:

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS all that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows:

Commencing at the Southwest corner of the East one-half of the Southeast one-quarter ($E\frac{1}{2} SE\frac{1}{4}$) of said Section 29; thence North 00 degrees 05'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 05'13" West 146.03 feet;

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thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet; thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

PARCEL 2-C:

TOGETHER WITH: those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991, as Document Nos. 262359 and 262360.

PARCEL 2-D:

TOGETHER WITH: an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

PARCEL 2-E:

TOGETHER WITH: a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

PARCEL 2-F:

TOGETHER WITH: a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument

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dated November 21, 1962, in Book 14, at Page 678, as Document No. 21398, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

NOTE: Legal description previously contained in Document No. 0408011 recorded on March 7, 1997.

COPY

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EXHIBIT C

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

PARCEL 3:

A portion of the Northwest $\frac{1}{4}$ of Section 29 and the Northeast $\frac{1}{4}$ of Section 30, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel B of Map of Division into Large Parcels for Jessica L. Ledbetter, as per map filed on August 11, 1994, in Book 894, at Page 2055, as Document No. 343843, of the Official Records of Douglas County, Nevada.

PARCEL 3-A:

An easement for ingress and egress over and across that certain private roadway shown as “50 foot private easement and 60 foot roadway, access and P.U.E.” as shown upon that certain Record of Survey to Support Lot Line Adjustment for Heritage Ranch, Inc., recorded on October 10, 1991, in Book 1091, Page 1797, Document No. 262375 of Official Records of Douglas County, Nevada.

NOTE: Legal description previously contained in Document No. 0408011 recorded on March 7, 1997.

Being Assessor's Parcel Number's 1220-29-001-007
1220-30-001-002
1220-29-001-001

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