

2004 MAY 10 AM 10:46

WERNER CHRISTEN
RECORDER

\$19⁰⁰ PAID *kg* DEPUTY

1320-29-401-005
APN: 1320-30-803-004

**Recording Requested By:
and When Recorded Mail To:**
Robert E. Armstrong, Esq.
Post Office Box 2670
Reno, Nevada 89505

Mail Future Tax Statements

Patrick Mulreany
1627 US Highway 395 North
Minden, NV 89423-4323
040560790

Space above for recorder's use

R.P.T.T. \$ *41* GRANT, BARGAIN AND SALE DEED

MULREANY ASSOCIATES, a Nevada general partnership, does hereby grant, bargain, sell, and convey unto MULREANY ASSOCIATES, LLC, a Nevada limited liability company, and to its successors and assigns, all its right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, described on Exhibit "A" attached hereto and made a part hereof by this reference.

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

DATED: This 27th day of April, 2004

MULREANY ASSOCIATES,
a Nevada general partnership

By:

Patrick A. Mulreany
Patrick A. Mulreany

By:

Jean E. Mulreany
Jean Mulreany

Its:

General Partner

Its:

General Partner

[Notary Page To Follow]

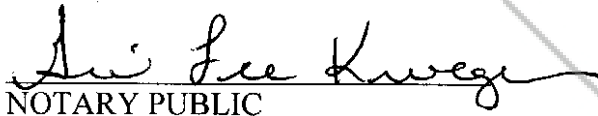
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STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 7 day of May, 2004, personally appeared before me, a Notary Public, PATRICK A. MULREANY and JEAN MULREANY, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged to me that they executed the above instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

SEAL:



EXHIBIT "A"

LEGAL DESCRIPTION

COPY

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PARCEL 6:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 4 of the Record of Survey in support of a Boundary Line Adjustment recorded in Book 497, at Page 3362, as Document No. 411708 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line, North $63^{\circ}25'00''$ West, 222.97 feet; thence North $23^{\circ}37'31''$ East, 104.73 feet; thence North $66^{\circ}17'29''$ West, 57.99 feet to a point on the Northwesterly line of that certain parcel described in the Grant, Bargain and Sale Deed, recorded in Book 1286, at Page 4355, as Document No. 147792 of the Official Records of said Douglas County; thence Northeasterly along said Northwesterly line North $23^{\circ}46'21''$ East, 284.45 feet; thence South $66^{\circ}13'39''$ East, 150.16 feet to a point on the Easterly line of said Parcel 4; thence Southerly along the Easterly line of said Parcel 4, South $0^{\circ}15'05''$ West, 9.28 feet; thence South $5^{\circ}47'19''$ West, 411.65 feet to the Point of Beginning.

Said parcel of land further imposed as Parcel 4A on that certain Record of Survey recorded September 4, 2003, as Document No. 588800.

ASSESSOR'S PARCEL NO. 1320-30-803-004

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 4, 2003, BOOK 903, PAGE 1852, AS FILE NO. 588801, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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PARCEL 10:

PARCEL A:

A parcel of land in the Town of Minden, North of Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13, North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane and Highway 395 from which the Minden Town Monument bears South 59°06'23" East, 713.05 feet. The Town Monument being located South 89°18'25" East, 4649.90 feet from the one-quarter corner common to Sections 30 and 31, in Township 13 North, Range 20 East, M.D.B.&M., thence running along the Northerly side of Highway 395, North 63°25' West, 1423.40 feet; thence North 26°35' East, 120.00 feet; thence South 63°25' East, 690.00 feet; thence North 79°00' East, 114.27 feet to the True Point of Beginning; thence continuing North 79°00' East, 289.54 feet to a point; thence South 26°35' West, 176.29 feet to a point; thence North 63°25' West, 222.45 feet to the Point of Beginning.

EXCEPTING THEREFROM, a parcel of land located within a portion of the Southwest one-quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, Being further described as area "B" as shown on the map filed within the Official Records of Douglas County, Nevada as Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North 26°35'00" East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North 79°00'00" East, 58.44 feet to the POINT OF BEGINNING; thence North 79°00'00" East, 96.79 feet; thence South 26°35'00" West, 59.04 feet to a point on the Northerly right-of-way line of 8th Street; thence North 63°25'00" West, 76.70 feet to the POINT OF BEGINNING.

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PARCEL B:

A parcel of land located within a portion of the Southwest One-Quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, Being further described as area "A" as shown on the map filed within the Official Records of Douglas County, Nevada, Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North $26^{\circ}35'00''$ East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North $79^{\circ}00'00''$ East, 155.23 feet to the POINT OF BEGINNING; thence North $26^{\circ}35'00''$ East, 59.03 feet; thence South $63^{\circ}25'00''$ East, 76.71 feet; thence South $79^{\circ}00'00''$ West, 96.80 feet to the POINT OF BEGINNING.

APN 1320-29-401-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 2, 1997, BOOK 997, PAGE 331, AS FILE NO. 420810, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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