

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1419-27-710-001
Escrow No. 89821-KLS
R.P.T.T \$ 1,166.10
WHEN RECORDED, MAIL TO:
WILLIAM A. BROWN
P.O. BOX 10349
ZEPHYR COVE, NV 89448

2004 JUN 11 PM 3:59

WERNER CHRISTEN
RECORDER

\$30 PAID  DEPUTY

MAIL TAX STATEMENTS TO:
WILLIAM A. BROWN
SAME AS ABOVE

GRANT, BARGAIN AND SALE DEED

James Canyon, LLC, a Nevada limited liability company, as "Grantor", does hereby grant, bargain, sell and convey to WILLIAM A. BROWN, AN UNMARRIED MAN, as "Grantee", whose address is P.O. BOX 10349, ZEPHYR COVE, NV 89448, the real property in the County of Douglas, State of Nevada (hereinafter referred to as the "Property") described in **Exhibit "1"** attached hereto and incorporated herein by this reference;

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, all waters, water rights and ditch rights, appurtenant to the Property or used in connection therewith; **[and**

Additional Paragraph, to be used for lots 6, 8, 9, 10 and 11 of Phase 1 which are affected by sewer easement:

FURTHER RESERVING UNTO GRANTOR for itself, its successors and assigns, and each of their respective agents, representatives, employees and contractors, a perpetual non-exclusive easement over, across and through that portion of the lot above described which is described in Exhibits "A" through "F" inclusive, hereto as a 20' wide sanitary sewer easement ("Easement Areas"), which Easement Areas are depicted on Exhibit "G" hereto, for the purpose of installing, constructing and repairing a sanitary sewer line and other sewer systems within the Easement Area;]

SUBJECT, HOWEVER, TO:

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(1) The Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002, in the office of the County Recorder of Douglas County, Nevada, as document no. 0536361, official records; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 27, 2002, as document no. 0538054, of said official records, as further amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded April 8, 2003, as Document No. 0572832, of said official records, and as further amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Creek Estates recorded October 1, 2003, as Document No. 0592125, of said official records.

(2) All other covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

Dated as of 4/9, 2004

Grantor:

James Canyon, LLC, a Nevada limited liability company

By:

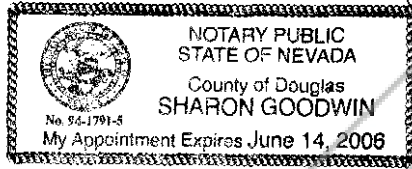
Name:

Title:

Ronald L. Simce
Ronald L. Simce
OWNER, mgv

STATE OF NEVADA)
) ss.
County of Douglas)

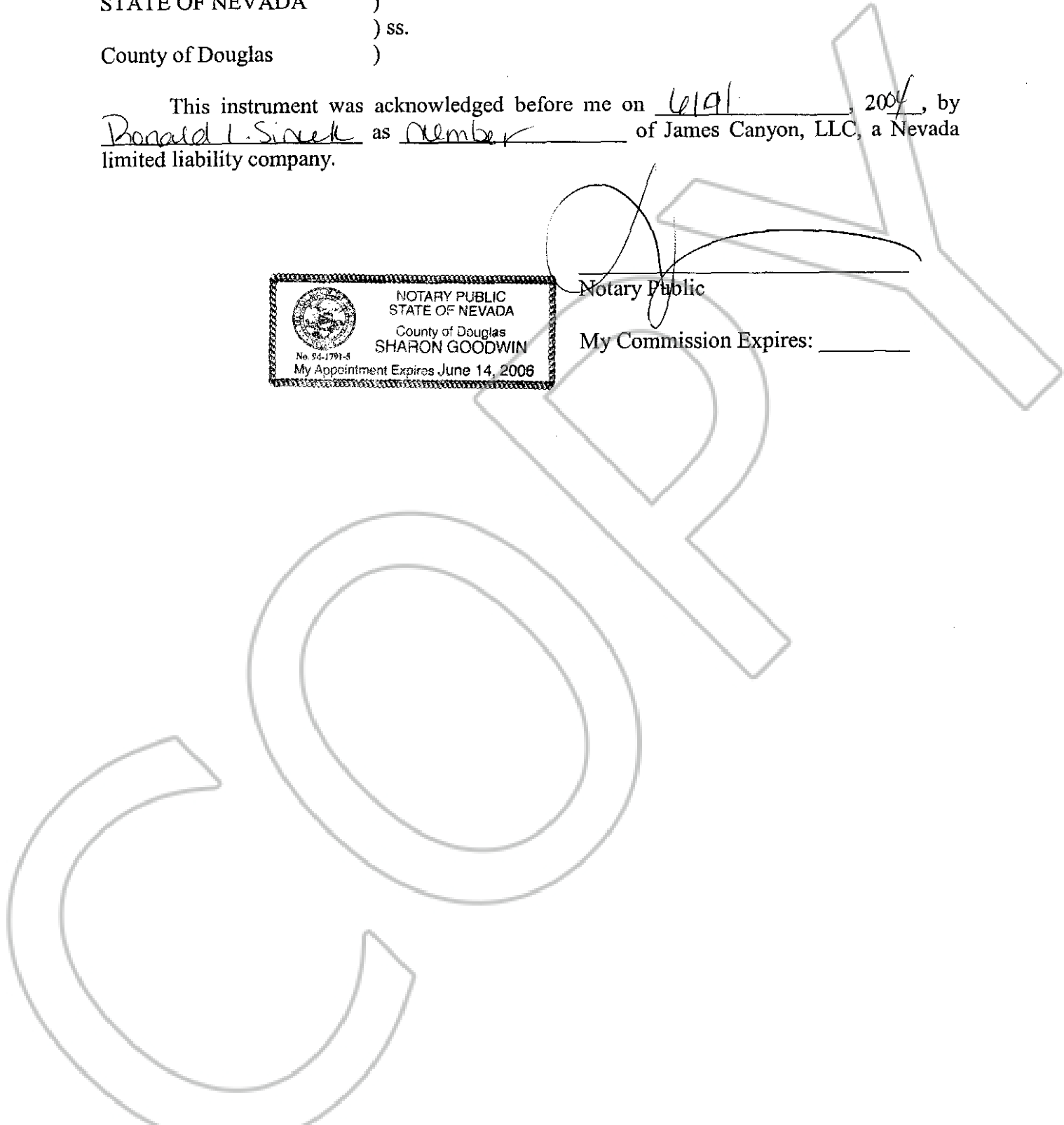
This instrument was acknowledged before me on 6/19/04, 2004, by Ronald L. Sirek as Member of James Canyon, LLC, a Nevada limited liability company.



[Handwritten Signature]

Notary Public

My Commission Expires: _____



**Exhibit "1" to
Grant, Bargain and Sale Deed**

Legal Description
(Phase 1)

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

Lot 21 in Block A, as set forth on Final Subdivision Map, a Planned Development, PD00-16 for Mountain Meadow Estates, Phase 1, filed for record with the Douglas County Recorder on March 6, 2002 in Book 0302, at Page 2214, as Document No. 536360, Official Records.

* * * * *

**Exhibits "A" through "F" to
Grant, Bargain and Sale Deed**

Legal Description of Easement Areas

(See attached.)

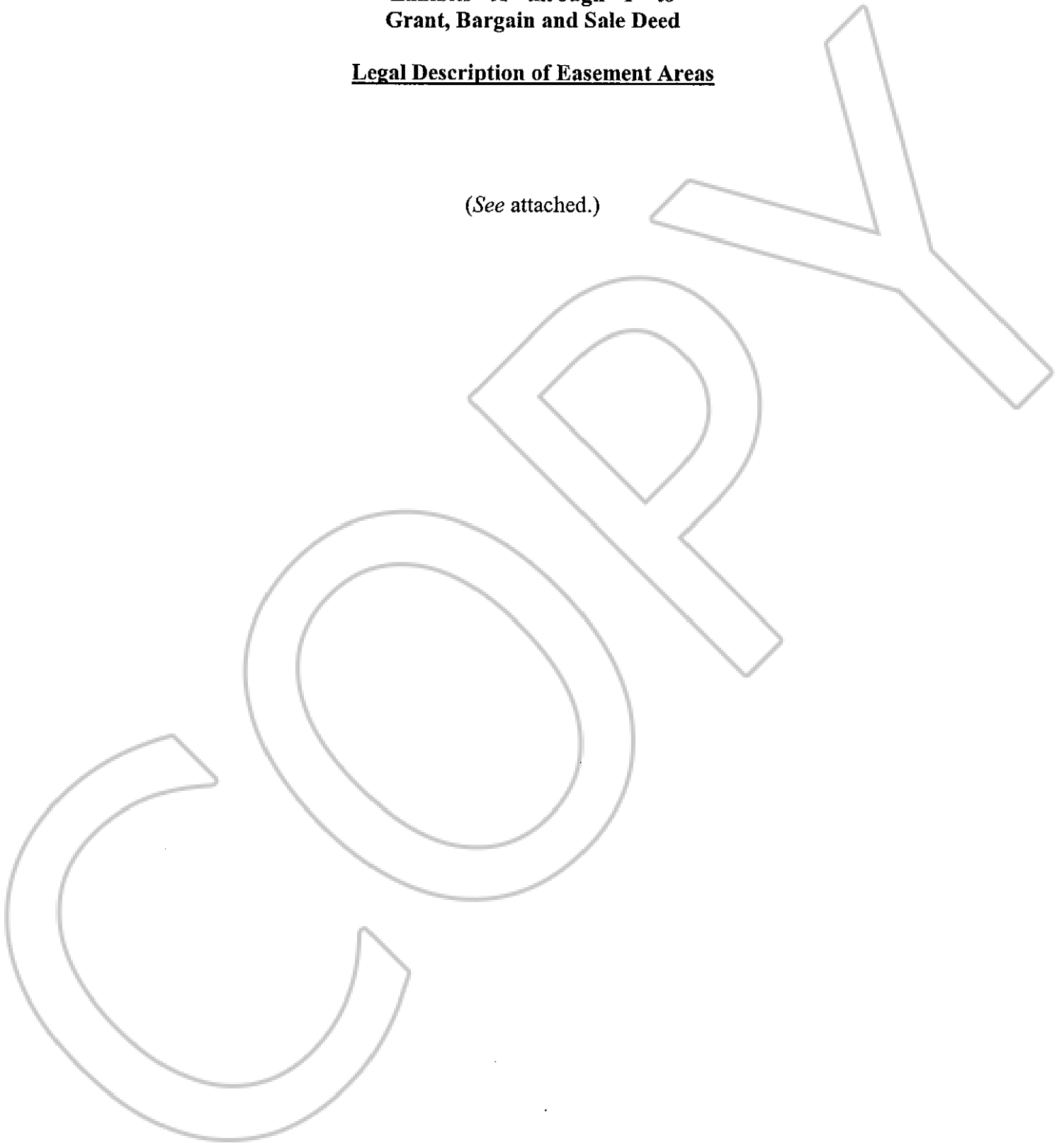


EXHIBIT 'A'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'A'
(Over Remainder Parcel A.P.N. 1419-00-002-038)

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

- 1) A twenty foot (20') wide strip of land for sanitary sewer purposes located within portions of Section 26 and Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southwest 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;

thence along said northerly line of James Canyon Loop, along the arc of a curve to the left having a radius of 330.00 feet, central angle of 05°15'08", arc length of 30.25 feet, and chord bearing and distance of South 80°25'16" West, 30.24 feet to the POINT OF BEGINNING;

thence North 77°56'29" West, 43.96 feet;

thence North 20°31'12" West, 300.00 feet;

thence along a line ten feet northerly of and parallel with the northerly line of Lot 36 as shown on said Map, North 60°18'49" West, 241.81 feet;

thence North 44°32'49" West, 299.99 feet;

thence South 89°16'13" West, 330.00 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northerly line of James Canyon Loop.

- 2) TOGETHER WITH a twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Lot 37 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;

thence along the northerly line of said Lot 37, North 50°54'52" West, 10.14 feet to the POINT OF BEGINNING;

thence North 29°41'11" East, 27.39 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northerly line of Lot 37 and the southeasterly line of the initially (1) described twenty foot wide strip of land.

3) TOGETHER WITH a twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Lot 35 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;

thence along the northerly line of said Lot 35, North $60^{\circ}18'49''$ West, 10.39 feet to the POINT OF BEGINNING;
thence North $45^{\circ}27'11''$ East, 20.86 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northerly line of Lot 35 and the southeasterly line of the initially (1) described twenty foot wide strip of land.

4) TOGETHER WITH a twenty foot (20') wide strip of land for sanitary sewer purposes located within portions of Section 26 and Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Lot 34 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;

thence along the easterly line of said Lot 34, South $07^{\circ}16'55''$ West, 16.18 feet to the POINT OF BEGINNING;
thence North $45^{\circ}27'11''$ East, 94.68 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said easterly line of Lot 34 and the southeasterly line of the initially (1) described twenty foot wide strip of land.

5) TOGETHER WITH a twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Lot 33 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;

thence along the northerly line of said Lot 33, North 76°02'55" West, 10.34 feet to the POINT OF BEGINNING;

thence North 00°43'47" West, 69.05 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northerly line of Lot 33 and the southeasterly line of the initially (1) described twenty foot wide strip of land.

The above described strips of land of Sanitary Sewer Easement 'A' contain 27,763 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

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

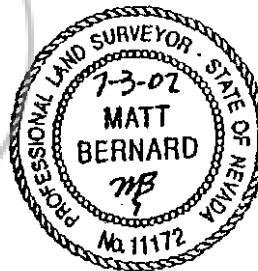


EXHIBIT 'B'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'B'
(Over Open Space 'A' - A.P.N. 1419-26-110-010)

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

A twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northwest corner of Open Space 'A' 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 southerly line of James Canyon Loop;

thence along said southerly line of James Canyon Loop, along the arc of a curve to the right having a radius of 270.00 feet, central angle of 02°07'24", arc length of 10.01 feet, and chord bearing and distance of South 68°16'16" East, 10.00 feet to the POINT OF BEGINNING;

thence along a line ten feet easterly of and parallel with the westerly line of said Open Space 'A', South 19°59'16" West, 132.94 feet to a point on the southerly line of said Open Space 'A', the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said southerly line of James Canyon Loop and said southerly line of Open Space 'A'.

The above described strip of land of Sanitary Sewer Easement 'B' contains 2,658 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
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04/29/02
Revised 07/02/02
Revised 12/11/02
Page 1 of 1

EXHIBIT 'C'
DESCRIPTION
SANITARY SEWER EASEMENT 'C'
(Over Open Space 'B' - A.P.N. 1419-26-110-013)

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

A strip of land for sanitary sewer purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeast corner of Adjusted Open Space 'B' as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049, the POINT OF BEGINNING;

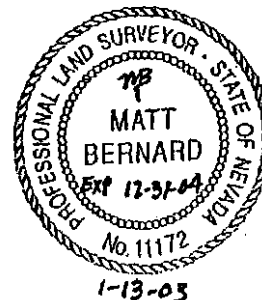
thence along the southerly line of said Adjusted Open Space 'B', North 65°57'21" West, 135.36 feet;
thence North 57°27'33" West, 57.18 feet;
thence along said southerly line of Adjusted Open Space 'B', North 37°03'24" West, 43.92 feet;
thence along said southerly line of Adjusted Open Space 'B', North 49°33'55" West, 34.14 feet;
thence South 57°27'33" East, 266.04 feet to the POINT OF BEGINNING.

The above described strip of land of Sanitary Sewer Easement 'C' contains 3,070 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

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Page 1 of 1

EXHIBIT 'D'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT D'
(Over Open Space 'C' - A.P.N. 1419-27-510-018)

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

A twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeasterly corner of Adjusted Open Space 'C' as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049;

thence along the easterly line of said Adjusted Open Space 'C', South 44°39'57" West, 10.07 feet to the POINT OF BEGINNING;

thence North 52°03'53" West, 248.82 feet to a point on the easterly line of Childs Canyon Drive, the TERMINUS of this description.

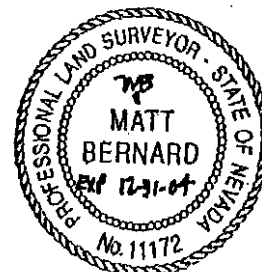
The sidelines of the above described strip of land shall be extended and shortened to terminate at the easterly line of said Adjusted Open Space 'C' and said easterly line of Childs Canyon Drive.

The above described strip of land of Sanitary Sewer Easement 'D' contains 4,977 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

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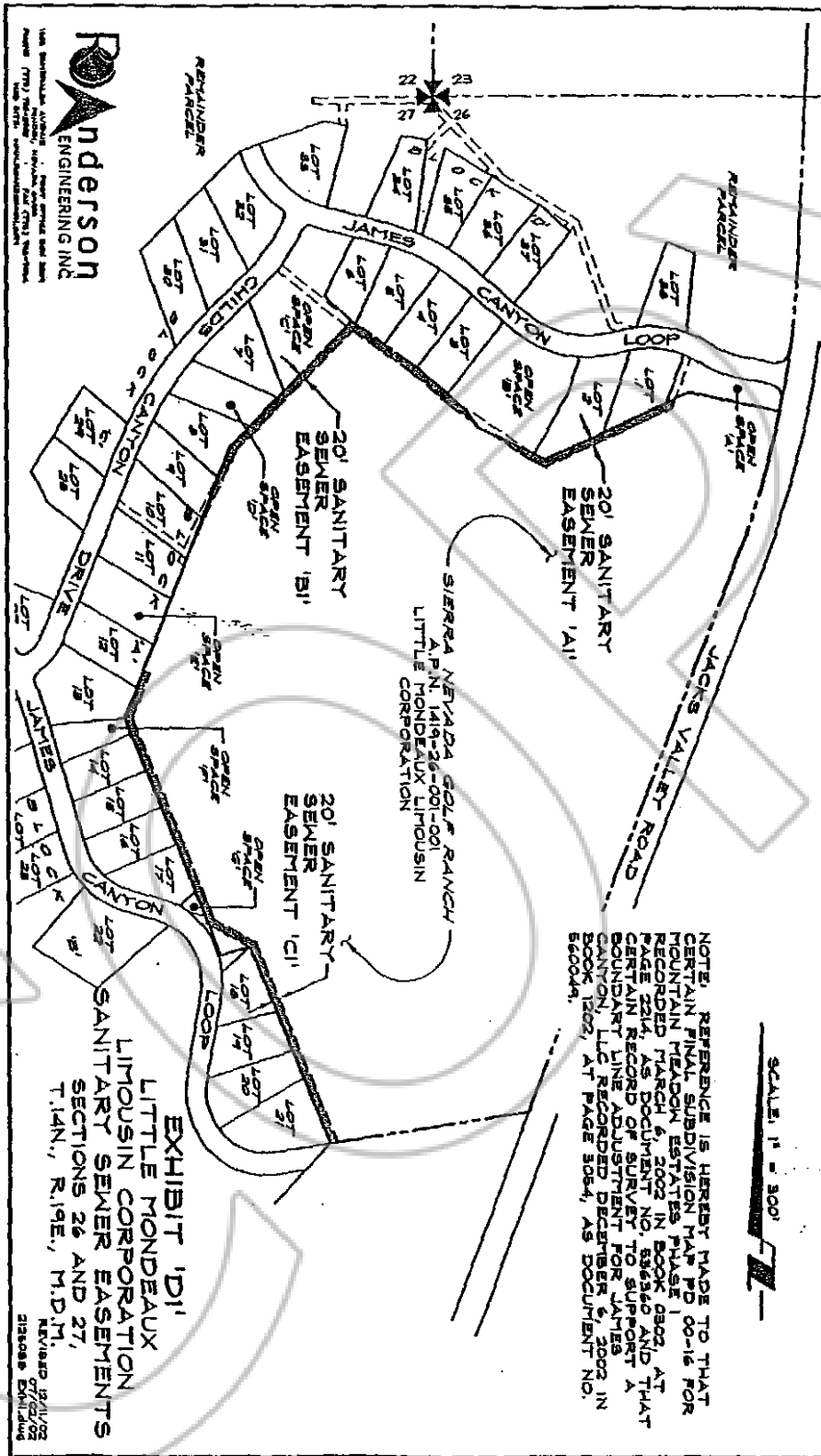


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RAnderson
ENGINEERING INC.

1000 STEPHENSON AVENUE
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DENVER, CO 80202
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NOTE: REFERENCE IS HEREBY MADE TO THAT CERTAIN FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES PHASE 1, RECORDED MARCH 6, 2002 IN BOOK 0902, AT PAGE 2214; AS DOCUMENT NO. 856560 AND THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JAMES CANYON, LLC RECORDED DECEMBER 5, 2002 IN BOOK 1202, AT PAGE 3084, AS DOCUMENT NO. 850045.

EXHIBIT 'D1'
LITTLE MONDEAUX
LIMOUSIN CORPORATION
SANITARY SEWER EASEMENTS
SECTIONS 26 AND 27,
T.14N., R.19E., M.D.11,
REVISOR 07/02/02
DATE 08/01/02

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EXHIBIT 'E'
DESCRIPTION
SANITARY SEWER EASEMENT 'E'
(Over Lots 8, 9, 10 and 11)
(A.P.N. 1419-27-510-008, 009, 010, and 011)

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

A strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Lot 11 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, the POINT OF BEGINNING;

thence along the easterly line of said Lot 11, South 22°05'14" West, 17.36 feet;
thence North 67°54'46" West, 20.00 feet;
thence North 22°05'14" East, 22.09 feet to a point on the southerly line of said Lot 11;
thence along said southerly line of Lot 11, North 54°35'38" West, 227.43 feet to a point on the easterly line of Childs Canyon Drive;
thence along said easterly line of Childs Canyon Drive, North 22°05'14" East, 20.55 feet;
thence along a line ten feet northerly of and parallel with said southerly line of Lot 11, South 54°35'38" East, 228.20 feet;
thence North 25°36'54" East, 312.86 feet to a point on the easterly line of Lot 8 as shown on said Map;
thence along the easterly line of Lots 8, 9 and 10 as shown on said Map, South 22°05'14" West, 337.37 feet to the POINT OF BEGINNING.

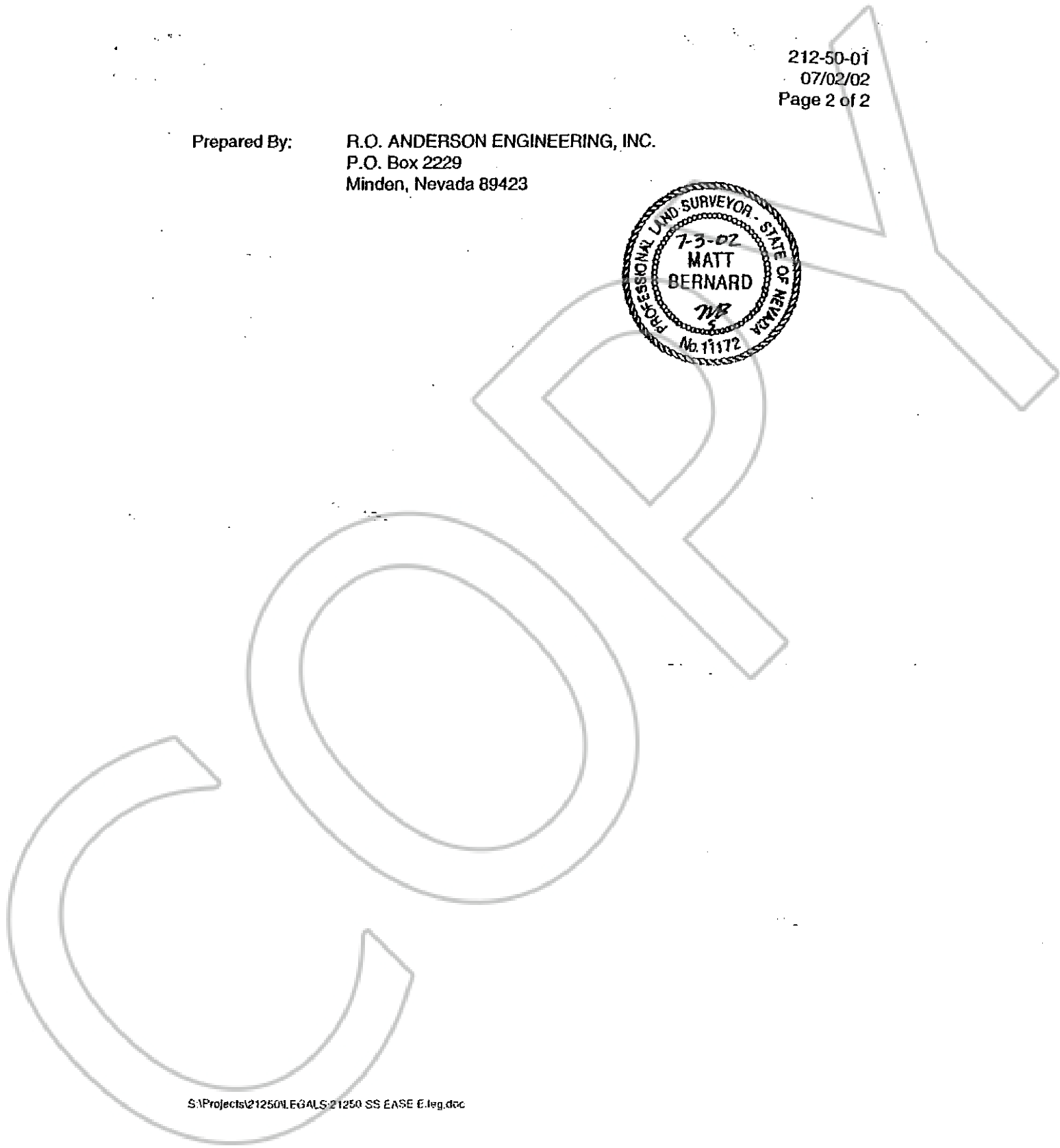
The above described strip of land of Sanitary Sewer Easement 'E' contains 8,404 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

212-50-01
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Page 2 of 2

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Minden, Nevada 89423



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EXHIBIT 'F'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'F'
(Over Open Space 'G' - A.P.N. 1419-27-610-009)

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

A twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Open Space 'G' 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;

thence South 00°56'02" West, 70.63 feet to a point on the easterly line of James Canyon Loop, the POINT OF BEGINNING;

thence South 76°01'59" East, 35.96 feet to a point on the easterly line of said Open Space 'G', the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said easterly line of James Canyon Loop and said easterly line of Open Space 'G'.

The above described strip of land of Sanitary Sewer Easement 'F' contains 735 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

Note: Refer this description to your title company before incorporating into any legal document.

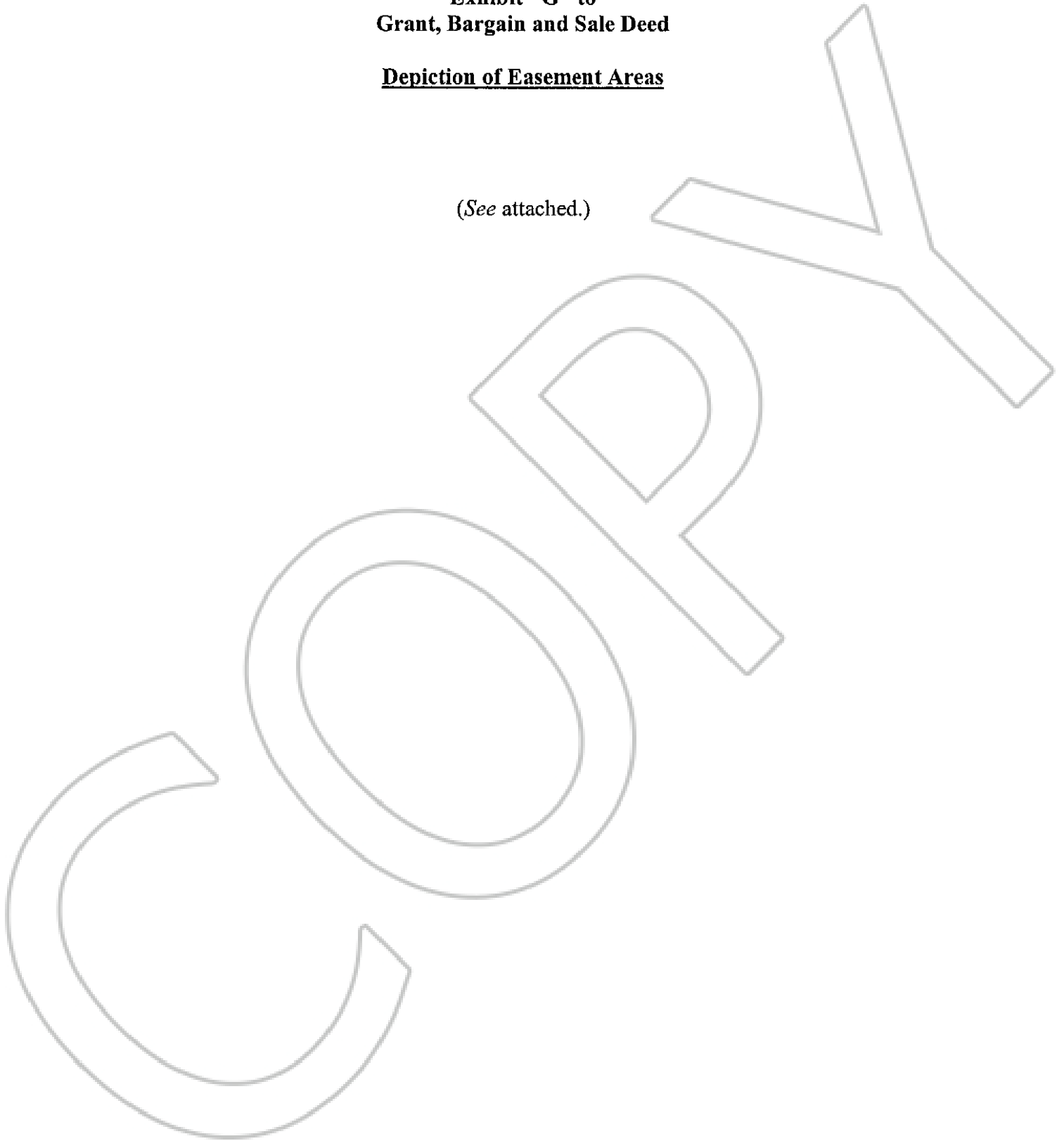
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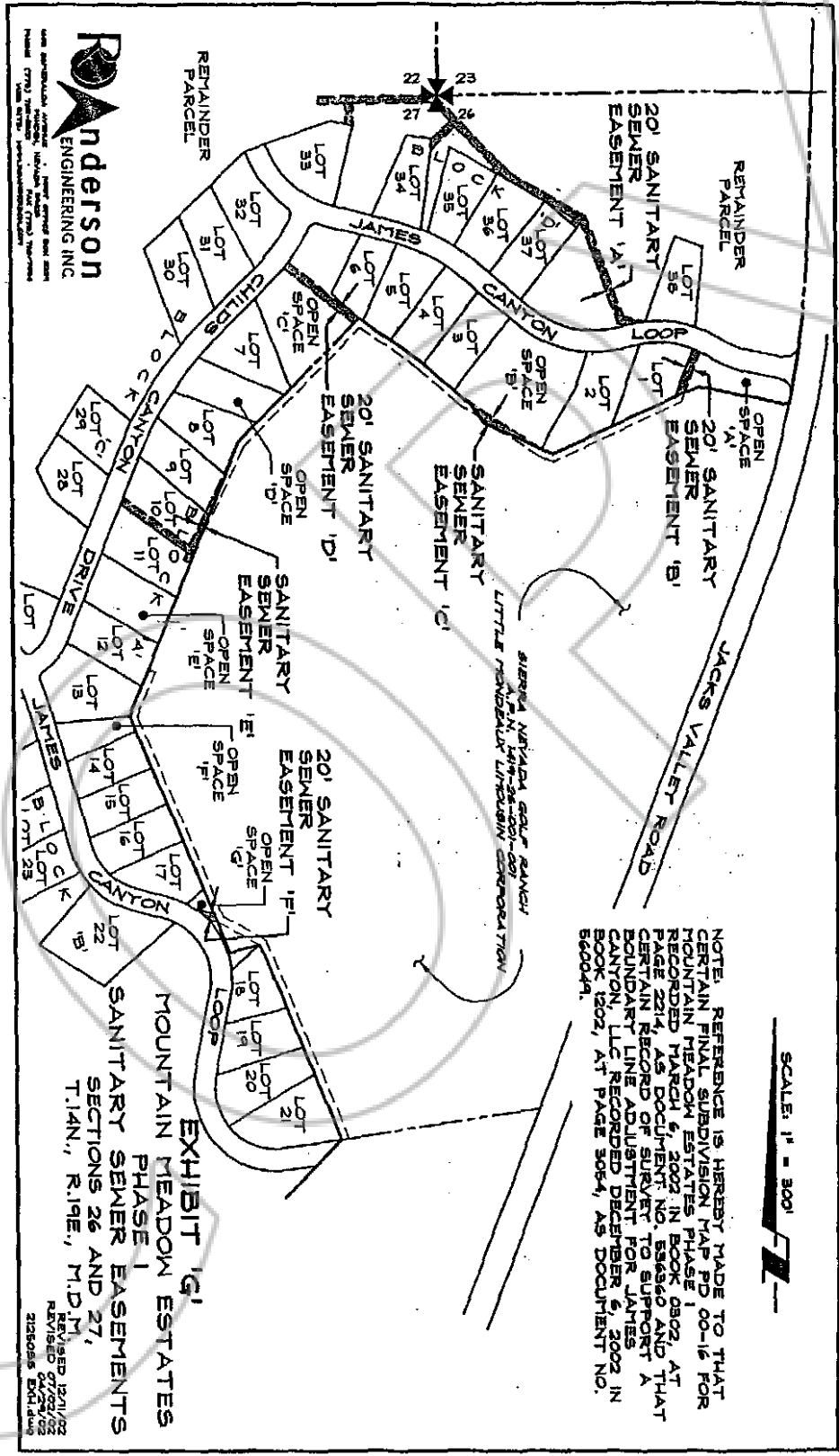


**Exhibit "G" to
Grant, Bargain and Sale Deed**

Depiction of Easement Areas

(See attached.)





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