

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUN 30 PM 4:50

WERNER CHRISTEN
RECORDER

\$ 174 PAID BC DEPUTY

APN 1320-30-501-009

AFTER RECORDATION RETURN TO:

La Costa Minden, LLC
2221 Meridian Blvd.
Minden, NV 89423

MAIL TAX STATEMENTS TO:

La Costa Minden, LLC
2221 Meridian Blvd.
Minden, NV 89423

R.P.T.T. \$ 34,983.5

20529 CID/89000-99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SCOTSMAN DEVELOPMENT CORP., a Nevada corporation, does hereby GRANT, BARGAIN, SELL and CONVEY to LA COSTA MINDEN, LLC, a Nevada limited liability company, and to the heirs and assigns of such Grantee forever, all the following real property situated in the Town of Minden, County of Douglas, State of Nevada bounded and described as follows:

SEE ATTACHED EXHIBIT "A" FOR THE COMPLETE LEGAL DESCRIPTION.

TOGETHER with all tenements and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 29 day of June, 2004.

SCOTSMAN DEVELOPMENT CORP.,
a Nevada corporation

By [Signature]

James S. Bradshaw, Secretary

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STATE OF NEVADA)
)
COUNTY OF *Carson City*) : ss.

On the 29 day of June, 2004, before me, a Notary Public in and for said County and State, personally appeared JAMES S. BRADSHAW, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Karen A. Easton

NOTARY PUBLIC

EXHIBIT "A"

APN 1320-30-501-009

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 the Northwest one-quarter (NW1/4) of Section 29 and a portion of the East one-half (E1/2) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a Nevada Department of Transportation survey well on the center southbound lane of U.S. Highway 395, a brass disk in concrete, Station "S" 56+92.33 P.T., as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan P. Dreyer filed for record July 31, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 418466;

thence South 89°41'44" East, 117.00 feet to a point on the easterly right-of-way of U.S. Highway 395, Project F-395-1(3);

thence along said easterly right-of-way, North 00°18'16" East, 2115.63 feet to the Northwest corner of Parcel 1-B as shown on the Map of Division into Large Parcels for Roland and Joan P. Dreyer recorded November 7, 2001 in said office of Recorder as Document No. 527149, also being a point on the south boundary of Parcel 17 as shown on the Record of Survey for Carson Valley Land Company filed for record in said office of Recorder as Document No. 142012;

thence along the south boundary of Parcels 17 and 18 per said Record of Survey for Carson Valley Land Company, North 89°47'31" East, 1592.21 feet to the POINT OF BEGINNING;

thence along the south boundary of Parcels 18 and 19 per said Record of Survey for Carson Valley Land Company, North 89°47'31" East, 886.47 feet to a found ½" iron pipe, RE 446, the northwest corner of the Record of Survey for Western Nevada Properties, Inc., filed for record in said office of Recorder as Document No. 136664;

thence along the westerly boundary per said Record of Survey for Western Nevada Properties, Inc. the following courses:

South 02°27'27" East, 762.54 feet;

South 05°37'53" East, 164.09 feet;

South 05°06'57" East, 589.55 feet;

South 05°23'10" East, 359.10 feet to the northerly right-of-way of Lucerne

Street;

thence along said right-of-way, South 88°23'15" West, 124.13 feet;

thence leaving said right-of-way, North 01°36'45" West, 63.40 feet;

thence along the arc of a non-tangent curve to the left having a radius of 150.00 feet, central angle of 70°51'23", arc length of 185.50 feet, and chord bearing and distance of North 37°44'02" West, 173.90 feet;

thence North 73°09'44" West, 133.85 feet;

thence North 87°14'39" West, 66.98 feet;

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thence South 79°25'18" West, 122.98 feet;
thence South 67°28'19" West, 166.27 feet;
thence North 05°16'38" West, 136.00 feet;
thence South 84°43'22" West, 179.13 feet;
thence North 05°16'38" West 59.00 feet;
thence North 84°43'22" East, 45.00 feet;
thence along the arc of a curve to the left having a radius of 15.00 feet, central angle of 89°22'14", arc length of 23.40 feet, and chord bearing and distance of North 40°02'15" East, 21.10 feet;
thence North 04°38'52" West, 643.15 feet;
thence along the arc of a curve to the left having a radius of 15.00 feet, central angle of 88°19'13", arc length of 23.12 feet, and chord bearing and distance of North 48°48'28" West, 20.90 feet;
thence South 87°01'55" West, 44.22 feet;
thence North 02°35'49" West, 94.14 feet;
thence North 87°46'26" East, 44.92 feet;
thence along the arc of a curve to the left having a radius of 15.00 feet, central angle of 89°05'43", arc length of 23.33 feet, and chord bearing and distance of North 43°13'35" East, 21.05 feet;
thence North 01°19'17" West, 479.18 feet;
thence North 07°01'53" West, 161.40 feet;
thence South 88°40'43" West, 22.90 feet;
thence along the arc of a curve to the left having a radius of 329.50 feet, central angle of 06°47'27", arc length of 39.05 feet, and chord bearing and distance of South 85°16'59" West, 39.03 feet;
thence South 81°53'16" West, 5.00 feet;
thence along the arc of a curve to the right having a radius of 15.00 feet, central angle of 90°00'00", arc length of 23.56 feet, and chord bearing and distance of North 53°06'44" West, 21.21 feet;
thence North 08°06'44" West, 40.14 feet;
thence along the arc of a curve to the right having a radius of 470.00 feet, central angle of 07°54'15", arc length of 64.84 feet, and chord bearing and distance of North 04°09'37" West, 64.79 feet to the said POINT OF BEGINNING, containing 31.28 acres, more or less.

NOTE: (NRS 111.312): The above metes and bounds description appeared previously in that Boundary Line Adjustment Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 18, 2003, Book 1203, Page 08099, as Document No. 0599847, of official records.

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