

A.P.N. # 1419-27-610-013

R.P.T.T. \$ 1244.10

ESCROW NO. 040201774

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**MR & MRS. KOSKIN**  
P.O. 6217  
**STATELINE, NV 89449**

WHEN RECORDED MAIL TO:  
**MR & MRS. KOSKIN**  
P.O. 6217  
**STATELINE, NV 89449**

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

2004 JUL 14 PM 3:34

WERNER CHRISTEN  
RECORDER

\$15<sup>00</sup> PAID KJ DEPUTY

(Space above for Recorder's Use Only)

**CORPORATION  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That  
**JAMES CANYON, LLC., A NEVADA LIMITED LIABILITY COMPANY**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
**DAVID KOSKIN AND TRACY E. KOSKIN, HUSBAND AND WIFE**  
AS JOINT TENANTS

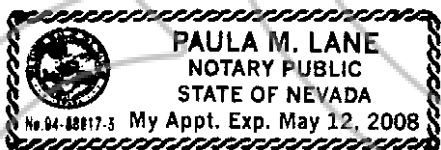
and to the heirs and assigns of such Grantee forever, all that real property situated in the  
**unincorporated area** County of **DOUGLAS** State of Nevada,  
bounded and described as follows:

**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: **July 01, 2004**

**JAMES CANYON LLC  
A NEVADA LIMITED LIABILITY**



BY: *Ronald L. Simek*  
**RONALD L. SIMEK,  
MANAGER**  
BY: *Tracy E. Koskin*

STATE OF Nevada }  
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on July 7, 2004  
by RONALD L. SIMEK,

Signature *Paula M. Lane*  
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ESCROW NO.: 040201774**

The land referred to herein is situated in the State of Nevada, County of DOUGLAS City of GENOA described as follows:

Lot 14 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 of Douglas County, Nevada.

**ASSESSOR'S PARCEL NO. 1419-27-610-013**

**SUBJECT, HOWEVER, TO:**

(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.

(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.

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