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REQUESTED BY  
**Stewart Title of Douglas County**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

APN: 1419-00-002-040

2004 AUG 12 PM 2: 28

**WHEN RECORDED RETURN TO:**

Canyon Creek Estates Homeowners Association  
c/o Ron Simek  
P.O. Box 562  
Genoa, Nevada 89411

WERNER CHRISTEN  
RECORDER

\$ 87.00 PAID. AC DEPUTY

**SEND TAX STATEMENTS TO:**

Canyon Creek Estates Homeowners Association  
c/o Ron Simek  
P.O. Box 562  
Genoa, Nevada 89411  
Acco. 1722 LH

**GRANT BARGAIN AND SALE DEED  
(Canyon Creek Estates Phase 1 Common Area)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James Canyon, LLC, a Nevada limited liability company ("Grantor") does hereby GRANT, BARGAIN and SELL to Canyon Creek Estates Homeowners Association, a Nevada nonprofit corporation ("Grantee") (whose address is: P.O. Box 562, Genoa, Nevada 89411), those certain common area parcels of real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and by this reference incorporated herein, reserving therefrom all waters and water rights appurtenant thereto or used in connection therewith (herein "Common Areas");

RESERVING UNTO GRANTOR, its successors and assigns, however, the right to grant easements to be located by Grantor pursuant to that certain Shared Facilities Agreement dated 8/10 2004 ("Shared Facilities Agreement") by and among Grantor, Grantee, Genoa Golf Investors, LLC, a Nevada limited liability company, Genoa Developer Associates, LLC, a Nevada limited liability company, Genoa Land Investors, LLC, a Nevada limited liability company, Little Mondeaux Limousin Corporation, a Nevada corporation, and Canyon Creek Meadows Homeowners Association, a Nevada nonprofit corporation, recorded on 8/12, 2004 in the office of the County Recorder of Douglas County, Nevada as document no. 621292, official records; including but not limited to, easements for the purposes of construction, operation, maintenance and replacement of the Shared Facilities (as defined in the Shared Facilities Agreement); and

FURTHER RESERVING UNTO GRANTOR, its successors and assigns, however, the right to grant private driveway easements on such portions of the Common Areas designated as "Open Space" on the map described in **Exhibit "A"** hereto ("Open Space

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Lots") and to adjust the boundaries of any and all Open Space Lots to accommodate private driveways; and

FURTHER RESERVING UNTO GRANTOR, its successors and assigns, perpetual, non-exclusive easements for the purposes of pedestrian and vehicular ingress and egress over, across and through all roadways within the Common Areas, which easements are for the benefit of and appurtenant to that certain real property situate in Douglas County, Nevada, which is described in **Exhibit "B"** hereto and by this reference incorporated herein (hereinafter "Remainder Parcel"); and

FURTHER RESERVING UNTO GRANTOR, its successors and assigns, with the right to assign the same to utility providers, non-exclusive easements in gross on, over, under or across the Common Areas for the purposes of installation, emplacement and maintenance of electric, telephone, cable television, security system, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Common Areas (without unreasonably interfering with Grantee's and its successor's and assign's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities;

SUBJECT, HOWEVER, TO:

(1) The Declaration of Covenants, Conditions, and Restrictions for Mountain Meadow Estates recorded on March 6, 2002, as document no. 0536361, official records, in the office of the County Recorder of Douglas County, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded on March 27, 2002, as document no. 0538054, of said official records, and 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, as further amended by that 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, and as further amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Canyon Creek Estates recorded \_\_\_\_\_, 2004, as document no. \_\_\_\_\_, official records, as the same may be from time to time amended (collectively, the "Declaration");

(2) The terms and provisions of the Shared Facilities Agreement;

(3) The terms and provisions of the Declaration Establishing Reciprocal Covenants and Easements (Storm Drainage System) recorded on August 6, 2004 in the

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office of the County Recorder of Douglas County, Nevada, as document no. 0620762, official records;

(4) The terms and provisions of the Declaration Establishing Reciprocal Covenants and Easements (Irrigation and Domestic Water and Sanitary Sewer System) recorded on August 6, 2004 in the office of the County Recorder of Douglas County, Nevada, as document no. 0620761, official records; and

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

DATED as of the 10<sup>th</sup> day of August, 2004.

**Grantor:**

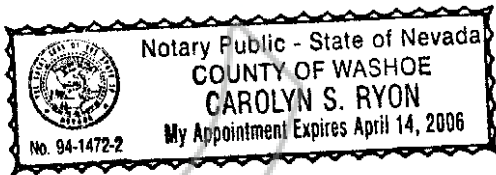
James Canyon, LLC, a Nevada limited liability company

By

*Ronald L. Simek*  
Ronald L. Simek, Manager

STATE OF NEVADA        )  
                                  ) ss.  
County of Douglas        )

This instrument was acknowledged before me on August 10, 2004, by Ronald L. Simek as Manager of James Canyon, LLC, a Nevada limited liability company.



*Carolyn S. Ryon*  
Notary Public  
My Commission Expires: 4/14/06

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**Exhibit "A"**  
**Legal Description**

**OPEN SPACE and ROADWAYS**  
**CANYON CREEK ESTATES PHASE 1**

All that real property situate within portions of Section 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Open Space A, D, E, F, and G, Block 'A', and roadways known as James Canyon Loop and Childs Canyon Drive as shown on the Final Subdivision Map and Planned Development 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; and

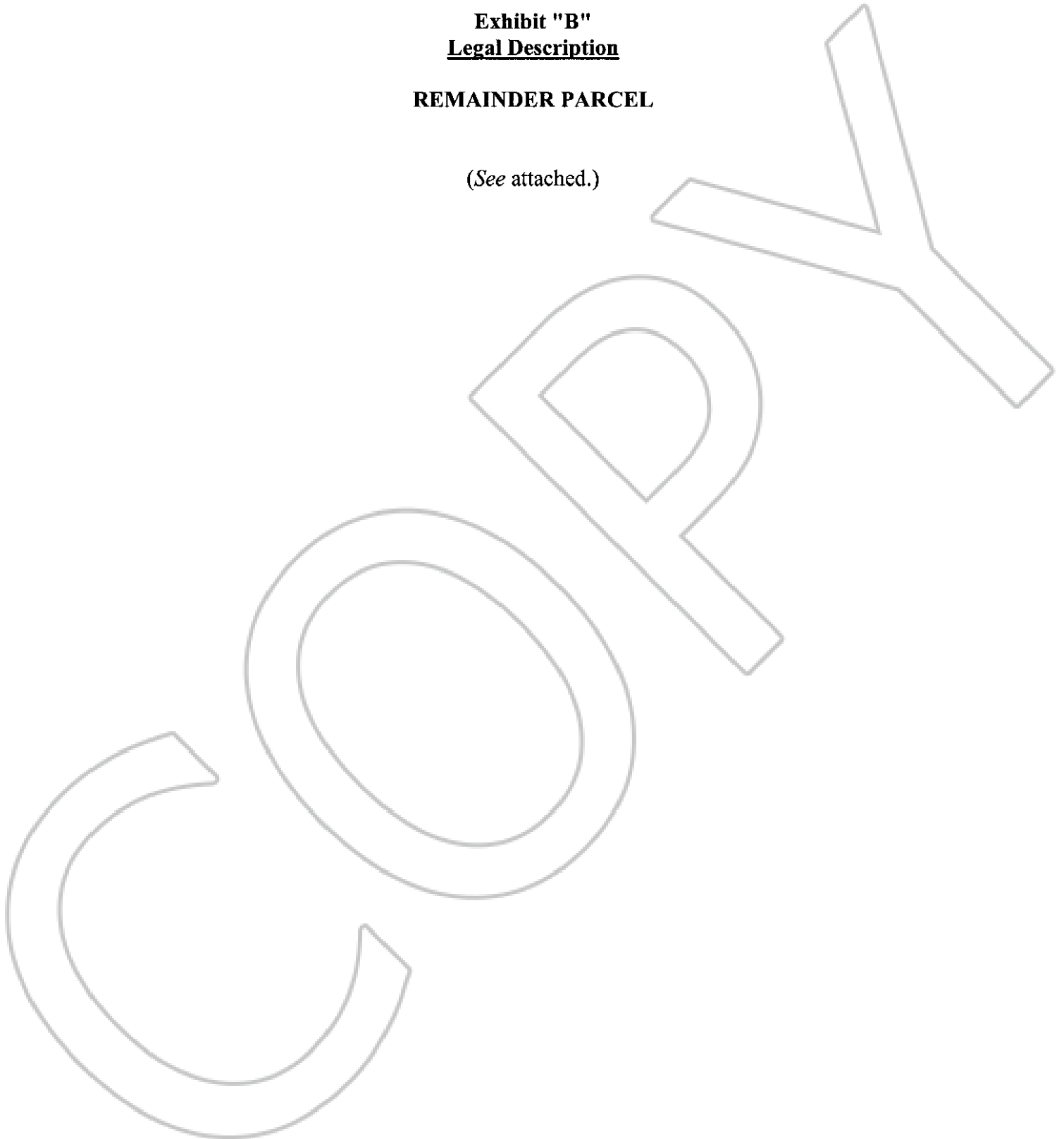
Open Space B and C, Block 'A', as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049.

\* \* \* \* \*

**Exhibit "B"**  
**Legal Description**

**REMAINDER PARCEL**

(See attached.)



**DESCRIPTION  
ADJUSTED REMAINDER  
(A.P.N. 1419-00-002-039)**

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

A parcel of land located within the Southeast one-quarter (SE1/4) of Section 22, and portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the most easterly corner of the Remainder parcel 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 and as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in said office of Recorder as Document No. 560049, a found 1985 witness corner BLM aluminum cap, also being a point on the westerly right-of-way of Jacks Valley Road, the POINT OF BEGINNING;

thence along said westerly right-of-way of Jacks Valley Road, South 02°11'08" West, 440.84 feet;  
thence continuing along said westerly right-of-way, along the arc of a curve concave to the west, having a radius of 2550.00 feet, central angle of 05°55'16", arc length of 263.52 feet, and chord bearing and distance of South 05°08'46" West, 263.41 feet;  
thence along the arc of a curve concave to the northwest, having a radius of 40.00 feet, central angle of 91°35'53", arc length of 63.95 feet, and chord bearing and distance of South 53°54'21" West, 57.35 feet to a point on the northerly line of James Canyon Loop;  
thence along said northerly line of James Canyon Loop, North 80°17'43" West, 90.90 feet;  
thence continuing along said northerly line, along the arc of a curve concave to the north, having a radius of 270.00 feet, central angle of 21°27'25", arc length of 101.11 feet, and chord bearing and distance of North 69°34'00" West, 100.52 feet;  
thence continuing along said northerly line, along a reverse curve concave to the south, having a radius of 330.00 feet, central angle of 13°04'43", arc length of 75.33 feet, and chord bearing and distance of North 65°22'39" West, 75.16 feet;  
thence North 15°58'11" East, 253.20 feet;  
thence North 71°02'41" West, 115.87 feet;  
thence South 24°25'23" West, 25.26 feet;

**EXHIBIT B**

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thence South 31°48'09" West, 11.15 feet;  
thence South 20°09'02" West, 250.02 feet to a point on said northerly line of James Canyon Loop;  
thence along said northerly line, along the arc of a curve, nontangent to the preceding course, concave to the south, 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;  
thence continuing along said northerly line, South 77°47'42" West, 62.44 feet;  
thence continuing along said northerly line, along the arc of a curve concave to the north, having a radius of 270.00 feet, central angle of 51°17'26", arc length of 241.70 feet, and chord bearing and distance of North 76°33'35" West, 233.71 feet;  
thence continuing along said northerly line, North 50°54'52" West, 43.01 feet;  
thence North 39°05'08" East, 255.00 feet;  
thence North 50°54'52" West, 116.65 feet;  
thence North 50°18'49" West, 311.74 feet;  
thence South 14°30'27" West, 248.17 feet to a point on said northerly line of James Canyon Loop;  
thence along said northerly line, along the arc of a curve, nontangent to the preceding course, concave to the southwest, having a radius of 530.00 feet, central angle of 02°19'27", arc length of 21.50 feet, and chord bearing and distance of North 66°29'22" West, 21.50 feet;  
thence North 07°16'55" East, 254.23 feet;  
thence North 81°35'53" West, 73.88 feet;  
thence South 24°33'05" West, 246.27 feet to a point on said northerly line of James Canyon Loop;  
thence along said northerly line, North 76°02'55" West, 110.69 feet;  
thence North 13°57'05" East, 228.99 feet;  
thence North 58°30'19" West, 214.57 feet;  
thence South 21°05'59" West, 172.63 feet to a point on the northerly line of James Canyon Loop;  
thence South 70°48'28" West, 60.00 feet;  
thence South 45°49'10" West, 702.74 feet;  
thence South 81°27'30" East, 323.87 feet to a point on the westerly line of Childs Canyon Drive;  
thence along said westerly line, along the arc of a curve, nontangent to the preceding course, concave to the southeast, having a radius of 1030.00 feet, central angle of 14°09'35", arc length of 254.55 feet, and chord bearing and distance of South 33°10'54" West, 253.90 feet;  
thence North 51°11'05" West, 159.78 feet;  
thence South 31°34'02" West, 276.18 feet;

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thence South 28°11'53" East, 92.28 feet;  
thence South 51°11'05" East, 130.52 feet to a point on said westerly line of  
Childs Canyon Drive;  
thence along said westerly line, South 22°05'14" West, 208.76 feet;  
thence North 67°54'46" West, 160.00 feet;  
thence North 63°30'22" West, 98.78 feet;  
thence South 37°29'49" West, 101.62 feet;  
thence along the arc of a curve, concave to the southwest, having a radius of  
530.00 feet, central angle of 10°29'20", arc length of 97.02 feet, and chord bearing and  
distance of South 57°31'08" East, 96.89 feet;  
thence South 37°43'32" West, 60.00 feet to a point on the westerly line of said  
James Canyon Loop;  
thence along said westerly line, along the arc of a curve, radial to the preceding  
course, concave to the southwest, having a radius of 470.00 feet, central angle of  
30°26'43", arc length of 249.74 feet, and chord bearing and distance of South 37°03'07"  
East, 246.82 feet;  
thence South 63°31'46" West, 239.64 feet;  
thence South 16°13'23" East, 383.12 feet;  
thence South 25°21'36" East, 125.02 feet;  
thence North 63°31'46" East, 230.39 feet to a point on said westerly line of  
James Canyon Loop;  
thence along said westerly line, along the arc of a curve, nontangent to the  
preceding course, concave to the northeast, having a radius of 230.00 feet, central  
angle of 11°47'47", arc length of 47.35 feet, and chord bearing and distance of South  
37°34'55" East, 47.27 feet;  
thence South 41°31'52" West, 216.16 feet;  
thence South 57°37'53" East, 211.67 feet;  
thence North 49°35'52" East, 269.19 feet to a point on said westerly line of  
James Canyon Loop;  
thence continuing along said westerly line, along the arc of a curve, nontangent  
to the preceding course, concave to the southwest, having a radius of 170.00 feet,  
central angle of 75°16'03", arc length of 223.32 feet, and chord bearing and distance of  
South 26°43'40" East, 207.61 feet;  
thence continuing along said westerly line, South 10°54'21" West, 225.01 feet;  
thence continuing along said westerly line, along the arc of a curve concave to  
the northeast, having a radius of 230.00 feet, central angle of 109°20'24", arc length of  
438.92 feet, and chord bearing and distance of South 43°45'51" East, 375.28 feet;  
thence continuing along said westerly line, North 81°33'57" East, 84.91 feet;  
thence South 44°33'53" West, 316.34 feet;  
thence North 45°26'07" West, 411.75 feet;

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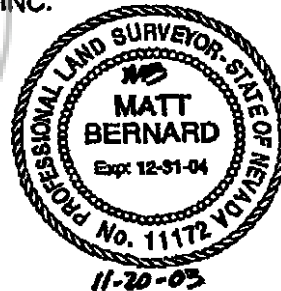
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Adj. Remainder  
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thence North 64°50'41" West, 460.73 feet;  
thence North 40°30'47" West, 1363.58 feet;  
thence North 53°33'58" West, 195.11 feet;  
thence North 21°17'48" West, 904.81 feet to a found 1996 BLM brass cap;  
thence North 00°16'51" West, 667.52 feet to a found 1985 BLM aluminum cap,  
the South one-quarter corner of said Section 22;  
thence North 00°05'09" East, 2646.46 feet to a found 1985 BLM aluminum cap,  
the center of said Section 22;  
thence North 89°05'23" East, 2658.40 feet to a found 1985 BLM aluminum cap,  
the East one-quarter corner of said Section 22;  
thence South 00°05'51" East, 2654.73 feet to a found 1985 BLM aluminum cap,  
the corner common to Sections 22, 23, 26, and 27, T.14N., R.19E., M.D.M.;  
thence along the north line of the Northwest one-quarter of said Section 27,  
North 89°22'26" East, 1067.08 feet to the POINT OF BEGINNING, containing 255.01  
acres, more or less.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

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



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