

APN: 1419.27.610.002

REQUESTED BY
Ron Smick
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 AUG 20 AM 11:21

When recorded, mail to:

WERNER CHRISTEN
RECORDER

✓ James L. Kelly, Esq.
5441 Kietzke Lane, Second Floor
Reno, NV 89511

\$ 18⁰⁰ PAID KJ DEPUTY

Send tax statements to:

James Canyon LLC
ClO
3860 G.S. Richards Blvd
Carson City, NV 89703

DEED

R.P.T.T. \$ #8

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rikard Bergman ("Grantor"), does hereby GRANT, BARGAIN AND SELL to James Canyon, LLC, a Nevada limited liability company ("Grantee"), whose address is P.O. Box 562, Genoa, Nevada 89411, the real property situate in the County of Douglas, State of Nevada, described on **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER WITH, all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof (the "Property").

Grantor hereby acknowledges that it is Grantor's intention to convey by this Deed not only all of Grantor's present right, title and interest, but also any and all right, title and interest after acquired by Grantor or its successors or assigns in the Property.

Grantor declares that this conveyance is freely and fairly made. The consideration for this Deed is the full release of the Grantor from personal liability with respect to all debts, obligations, costs and charges (collectively, "Indebtedness") secured by the deed of trust dated October 30, 2003, ("Deed of Trust"), wherein Grantor is the trustor, First American Title Company is the trustee, and Grantee is the beneficiary, which Deed of Trust was recorded on November 7, 2003, as document no. 0596239, official records of the County Recorder of Douglas County, Nevada, and which secures a note dated October 30, 2003,

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evidencing an obligation in the original principal amount of Two Hundred Fifty-Nine Thousand and NO/100th Dollars (\$259,000.00).

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed between the parties hereto with respect to the real property hereby conveyed.

Grantee joins in the execution of this Deed for the purpose of releasing, and hereby releases, Grantor from all personal liability with respect to the Indebtedness secured by the Deed of Trust.

Grantor hereby acknowledges that the interests of Grantee in the Property pursuant to the terms of the Deed of Trust shall not merge with its interest as Grantee herein. It is the express intention of Grantor and Grantee that such interest of Grantee as beneficiary under the Deed of Trust and as the grantee under this Deed shall not merge, but shall be and remain at all times separate and distinct, notwithstanding any union of said interests in Grantee at any time, and that the Deed of Trust shall remain at all times a valid and continuous lien on the Property, unless and until the Deed of Trust is reconveyed by the Trustee under a recorded instrument of reconveyance.

DATED this 29th day of July, 2004

Grantor:


Rikard Bergman

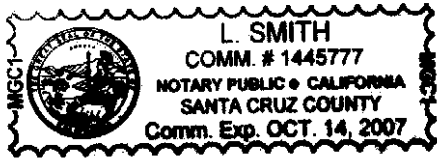
Grantee:

James Canyon, LLC,
a Nevada limited liability company


Ronald L. Simek, Manager

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Cruz)

This instrument was acknowledged before me on 8-2, 2004, by Rikard Bergman.



[Signature]
Notary Public

My Commission Expires: 10-14-07

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.



[Signature]
Notary Public

My Commission Expires: 5-15-06

Exhibit "A"
Legal Description

(See attached.)

COPY

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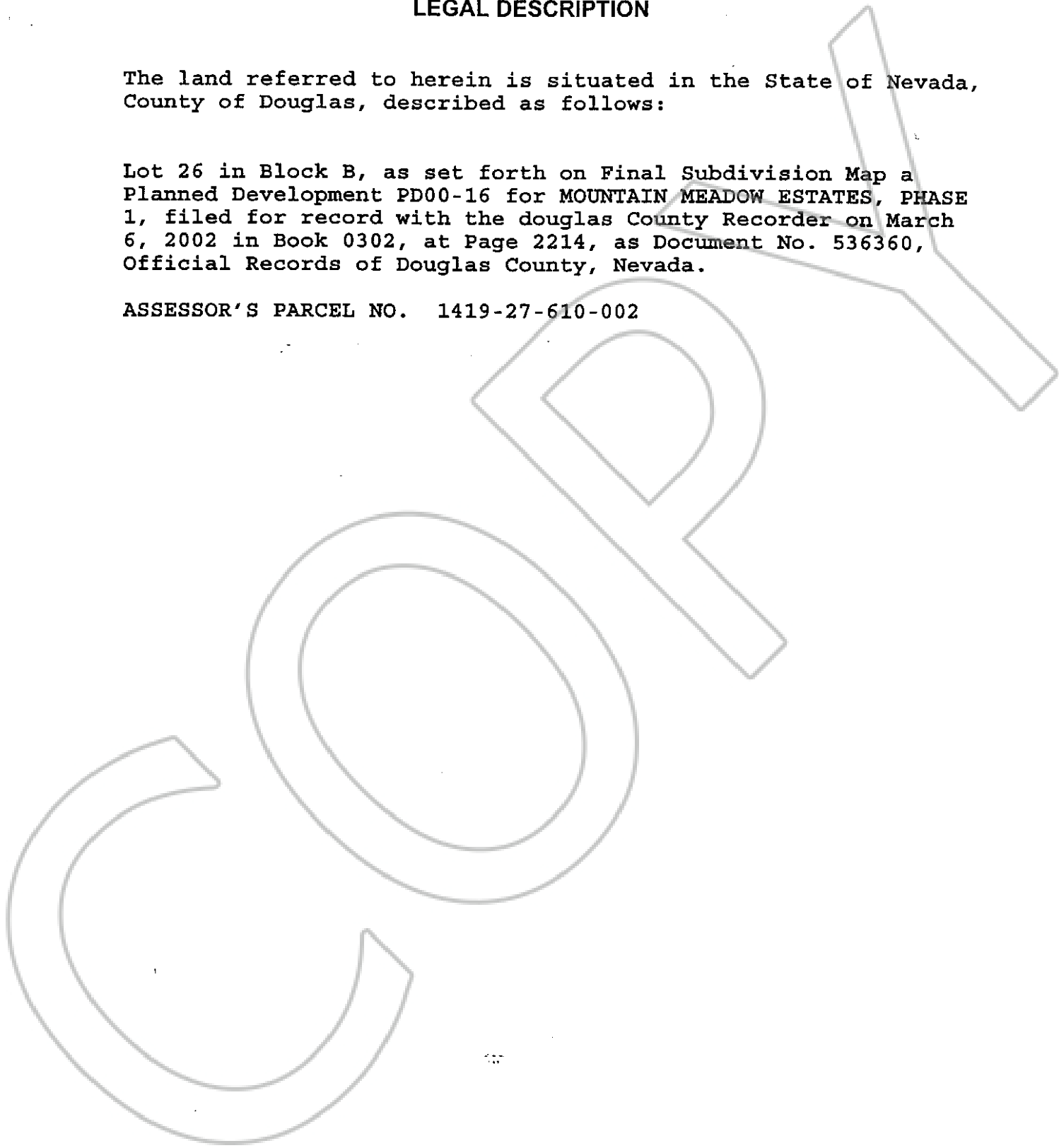
Order No.: 020707028

LEGAL DESCRIPTION

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

Lot 26 in Block B, 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. 1419-27-610-002



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Exhibit A

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