

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 AUG 24 PM 12: 50

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *KJ* DEPUTY

A.P.N.: 1320-34-002-053
File No: 143-2153866 (MO)
R.P.T.T.: \$1,053.00

When Recorded Mail To: and Mail Tax Statements To:
Daniel J. Snyder
c/o Metcalf Builders, Inc.
751 Basque Way
Carson City, NV 89706

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Laxague and Andrae Jo (Jody) Laxague, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Daniel J. Snyder, a married man as his sole and separate property

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

See exhibit "A"
See exhibit "B"

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.

Date: 07/28/2004

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EXHIBIT 'A'

Property: **1472 Orchard Road
Gardnerville, NV**

PARCEL 1:

Parcel 3B as shown on the Parcel Map (LDA-02-066) for John & Andrae Jo (Jody) Laxague, filed in the office of the Douglas County Recorder on May 13, 2003, File No. 576607.

PARCEL 2:

A private road easement with incidents thereto over and across the Westerly 50 feet of Parcel 2A as set forth on that certain Parcel Map for Laxague filed for record in the office of the County Recorder of Douglas County, Nevada on July 8, 1981 as Document No. 57977.

PARCEL 3:

A private road easement with incidents thereto as set forth in Grant of Easement recorded June 29, 1981 in Book 681, page 2274, Document No. 57724 of Official Records.

PARCEL 4:

A private road easement with incidents thereto, as set forth in the Grant of Easement recorded April 24, 2003 in Book 403, page 11887, Document No. 574561.

Seller hereby transfer to Buyers 5.0 acre-feet for the parcel of private surface water rights currently owned by Seller

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Exhibit "B"
Deed Restrictions

1. EASEMENTS

Also reserving therefrom all easements as shown on said map including, but not limited to, private access easement Doc. No. 0574561; existing 50' private access road easement per Doc. No. 132250 (Laxague Lane); existing 30' private road easement per Doc. No. 57977; 50' Road easement per Doc. No. 57224 (Decker Road); 36' ditch and access easement which includes 32' access easement and 4' ditch easement which runs along east side of parcel 3B on said map; existing 50' ditch easement per Doc. No. 142028. All easements shall remain as shown on said map document #576607, and all above referenced easements shall be deeded private access easements for ingress and egress for parcels 1 (APN # 1320-34-002-038), parcel 2 (APN # 1320-34-002-039), parcel 3A (APN # 1320-34-002-052), and parcel 3B (APN # 1320-34-002-053), and the additional northern parcel now owned by the Sellers (APN # 1320-34-001-025). The Property and the easements reserved therefrom are legally described on the parcel map #576607. As used in this Agreement, the term "Property" shall mean said parcels of real property and all tenements, hereditaments, and appurtenances thereto, but expressly excluding any water rights appurtenant thereto with the exception of the 5.0 acre feet of private surface water right to be transferred for the parcel.

2. ADDITIONAL TERM AND CONDITIONS

Daniel J. Snyder, his successors and/or assigns agree to build all structures on the western ½ of the Property. Buyers agree that the eastern ½ of the Property is to be open space. Buyers agree to put no fences, trees or plantings on the panhandle section of lot or on the access easement Doc. # 0574561.

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