

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1319-02-000-004
Escrow No. 04-1085 (417024)

2004 OCT -1 PM 4: 18

WHEN RECORDED, MAIL TO:

Grantee
Jill Royo
Gardnerville
NV 89460

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID ax DEPUTY

MAIL TAX STATEMENTS TO:

Same

R.P.T.T. \$ 1868.10

GRANT, BARGAIN AND SALE DEED

For valuable consideration, Little Mondeaux Limousin Corporation, a Nevada corporation ("Grantor"), does hereby grant, bargain and sell to Charles E. Griffiths, a single man, and Debra Chrystal, a single woman, as joint tenants with right of survivorship, (herein, "Grantee"), whose address is: same as above, and to the heirs and assigns of such Grantee, forever, all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, described as follows:

Parcel 1C, as shown on the map of Division Into Larger Parcels, LDA No. 99-240, filed in the office of the Douglas County Recorder on September 8, 2000, File No. 499064;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any revisions, remainders, rents, issues or profits thereof;

RESERVING UNTO GRANTOR, HOWEVER, all waters and water rights appurtenant to the land or used in connection therewith, including historical use, except as otherwise provided in the Amended and Restated Declaration (defined below);

FURTHER RESERVING UNTO GRANTOR, HOWEVER, all development rights in excess of one development right for construction of one (1) single family residence, and any structures and improvements for accessory uses as may be allowed, including in such

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reservation, but not by way of limitation, any and all after-acquired development rights resulting from any change in any land use law or ordinance, or otherwise, which after-acquired development rights are hereby retained by the Grantor;

AND FURTHER SUBJECT, HOWEVER, TO:

1. The Covenants, Conditions and Restrictions recorded March 23, 1998, in Book 398, at Page 4707, as Document No. 435462, Official Records of Douglas County, Nevada;

2. A First Amendment to Declaration of Covenants, Conditions and Restrictions recorded June 1, 1998, in Book 698, at Page 242, as Document No. 441033, Official Records of Douglas County, Nevada;

3. A Consent to First Amendment to Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows, recorded June 1, 1998, in Book 698, at Page 295, as Document No. 441037, Official Records of Douglas County, Nevada;

4. A Second Amendment to Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows recorded August 12, 1998, in Book 898, at Page 2675, as Document No. 446977, Official Records of Douglas County, Nevada;

5. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows recorded June 7, 2004, in Book 0604, at Page 3608, as Document No. 0615451, Official Records of Douglas County, Nevada (the "Amended and Restated Declaration").

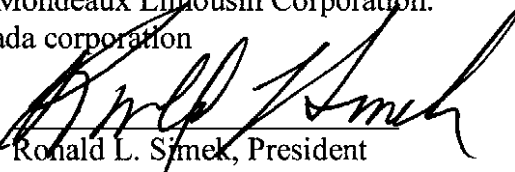
6. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the above described property prior to or concurrently with this Deed and all matters of record or apparent.

Dated as of 10-1, 2004.

Grantor:

Little Mondeaux Limousin Corporation.
a Nevada corporation

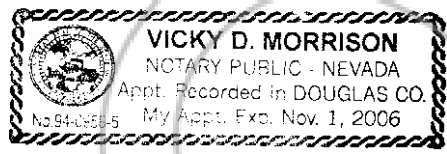
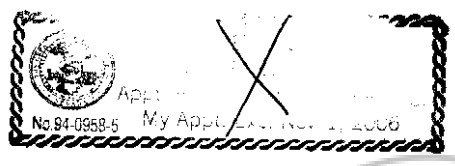
By:


Ronald L. Symek, President

STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on 10-1-04, 2004, by Ronald L. Simek, as President of Little Mondeaux Limousin Corporation, a Nevada corporation.

Vicky D. Morrison
Notary Public
My Commission Expires: 11-1-06



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