

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

2004 DEC -1 AM 9:49

WERNER CHRISTEN
RECORDER

\$16⁵⁰ PAID *KJ* DEPUTY

A.P. N.: 1318-10-301-008
Escrow No.: 04-50438W-RM
R.P.T.T.: \$ -0- # 4

WHEN RECORDED MAIL TO:
Ms. Karen Jane Pearson
P.O. Box 6479
Folsom, CA 95763

GRANT, BARGAIN and SALE DEED

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

Karen Jane Pearson, a single woman, and Steven Carlson and Tara Carlson, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Karen Jane Pearson, a single woman, and Steven Carlson and Tara Carlson, husband and wife, all as joint tenants

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

See 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.

Dated: Nov. 19, 2004

[Signature]

Steven Carlson

[Signature]

Karen Jane Pearson
[Signature]

Tara Carlson

State of California }
County of El Dorado } ss:

On Nov. 19, 2004
Before me, a Notary Public, personally appeared

Karen Jane Pearson and Tara Carlson

personally known to me -or- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

[Signature]

Mieko Saetta
NAME (TYPED OR PRINTED)



0630715

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EXHIBIT "A"

Parcel 1

Being a portion of Section 10, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Northwesterly corner of Lot 81 of Zephyr Knolls Number 4, filed for record on October 14, 1957 as Document No. 012699;

Thence North 24°06'00" West 70.29 feet;

Thence along a tangent curve to the left with a radius of 320 feet, a central angle of 31°09'00", and an arc length of 173.97 feet;

Thence North 55°15'00" West 58.12 feet;

Thence North 20°42'00" East 322.17 feet to a point on the Southerly Right of Way line of U.S. Highway 50;

Thence along said Southerly Right of Way line South 84°29'45" East 170.32 feet;

Thence along a tangent curve to the left with a radius of 590 feet, central angle of 13°10'52", and an arc length of 135.73 feet;

Thence South 28°15'15" East 513.06

Thence South 82°11'09" West 480.08 feet to the Point of Beginning.

Said land is also shown as Tract 1 of Record of Survey supporting a Boundary line adjustment for Falcon Capital, filed in the office of the County Recorder of Douglas County, State of Nevada on March 26, 2004 as File No. 608522 of Official Records.

Per NRS 111.312, this legal description was previously recorded on March 26, 2004 in Book 0304, Page 13276, as Document No. 608525, Official Records, Douglas County, State of Nevada.

Parcel 2

Easements as contained in that certain Declaration of Reciprocal Easements recorded May 17, 2004 in Book 0504 of Official Records, at Page 8063 as Document No. 613405.

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State of Nevada }
 } ss:
County of Douglas }

On November 30, 2004

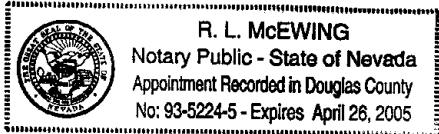
Before me, a Notary Public, personally appeared

Steven Carlson

[] personally known to me -or- proved to me on the basis of satisfactory evidence to be the person(s)

whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal



[Signature]
RL McEwing

0630715
BK 1204 PG00072