

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 DEC -1 PM 3: 54

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID *KJ* DEPUTY

A.P.N.: 1320-33-402-039  
File No: NCS-53619-SAC4 ()  
R.P.T.T.: \$2,730.00

When Recorded Mail To: and Mail Tax Statements To:  
V-R Property Management  
2152 North Carson Street  
Carson City, NV 89706

***GRANT, BARGAIN and SALE DEED***

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

Carson Valley Oil Co., Inc., a Nevada Corporation

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

V-R Property Management, a Nevada Corporation

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

**All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, being a parcel of land situated in and being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 33 in Township 13 North, Range 20 East, M.D.B.&M., which is described as follows:**

0630785

BK1204PG00521

**Beginning at a point which bears North 36°17'30" East, 35.41 feet from the town Monument, known as the Dettling Monument, marking the center line of the intersection of the Southern extremity of Main Street, Gardnerville, with the former County Road now the State Highway, leading towards Wellington, Nevada, said monument bears South 77°22' East, 12.63 feet from the Southeast corner of the SW 1/4 SW 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M.; thence from said point of beginning along the Northeastern line of Main Street North 44°54' West, a distance of 29.98 feet to a point on the Southeastern line of the parcel conveyed to Takeo Nishikida and Misso Nishikida in Deed recorded November 27, 1959 as Document No. 15305, Douglas County, Nevada, Records; thence along said Southeastern line North 44°50' East a distance of 111.62 feet to the most Eastern corner of said Nishikida parcel; thence North 89°46' East a distance of 87.65 feet to a point on the Southwestern line of Mission Street; thence along said Southwestern line South 41°44' East a distance of 95.32 feet to the North corner of the parcel described in the Deed to the unincorporated Town of Gardnerville, recorded December 11, 1950 in Book Z of Deeds at page 353, Douglas County, Nevada, Records; thence South 0°14' East a distance of 8.77 feet; thence along the arc of a curve to the right having a radius of 20 feet and tangent to the last mentioned course through a central angle of 90° for an arc distance of 31.42 feet to a point on the North line of the former County Road now State Highway, leading towards Wellington, Nevada; thence along said North line South 89°46' West, a distance of 188.76 feet to the Point of Beginning.**

**The above metes and bounds description appeared previously in that certain document recorded June 7, 1989 in Book 689, page 935 as Document No. 203686 of Official Records.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 06/29/2004

0630785

BK 1204 PG 00522

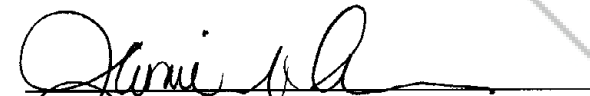
Carson Valley Oil Co., Inc., a Nevada Corporation

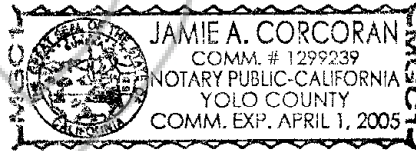


By: W. Kent Ramos, President

STATE OF **California** )  
 ) : **ss.**  
COUNTY OF **Yolo** )

This instrument was acknowledged before me on **by W. KENT RAMOS.** on **11/30/04**

  
Notary Public  
(My commission expires: ) **4/1/05**



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 29, 2004** under Escrow No. **NCS-53619-SAC4.**

0630785

BK1204PG00523