

APN 1320-30-113-013

REQUESTED BY
Irving Hymson Esq
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

When recorded, mail to:

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WERNER CHRISTEN
RECORDER

\$16 PAID KJ DEPUTY

WARRANTY DEED

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

(Exempt Per N.R.S. §375.090(8))

CONVEYANCE:

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration DAVE EVANS, an unmarried man (the "Grantor"), does convey unto 1785 SHAMROCK LLC, a Nevada limited liability company (the "Grantee"), all of Grantor's right, title and interest in and to the following described real property located in the unincorporated area of Douglas County, Nevada:

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

Unit 13, as set forth on map of WESTWOOD PARK UNIT 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3848, as Document No. 167352 and by Certificate of Amendment recorded May 5, 1988, in Book 588, Page 536, as Document No. 177431 of Official Records of Douglas County, Nevada.

Assessors Parcel No. 1320-30-113-013

TOGETHER WITH an undivided 1/25th interest in and to the common area lying within the interior lines as set forth on Map of WESTWOOD PARK UNIT 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3848, as Document No. 167352.

As modified by that certain Grant, Bargain and Sale Deed recorded on April 11, 2000 at Document #0489710 at Book 400, page 1726:

A parcel of land located within a portion of the Northwest one-quarter of Section 30, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Southerly line of the 56.924 acre parcel as shown on the Record of Survey for Slash Bar H Investment, Document No. 357502 of the Douglas County Recorder's Office, said point bears S. 66 degrees 20'26" E., 1296.71 feet from the Northwest corner of Section 30;

Thence N. 88 degrees 43'39" W., along said Southerly line, 322.59 feet; thence N. 77 degrees 50'30" E., 115.37 feet; thence S. 88 degrees 43'39" E., 205.83 feet to a point on said Southerly line; thence S. 08 degrees 21'49" E., along said Southerly line, 27.18 feet to the POINT OF BEGINNING.

Containing 7080 square feet more or less.

Basis of Bearing: The centerline of the southbound lanes of U.S. Highway 395 as shown on said Record of Survey (S. 00 degrees 59'43" W.) (the "**Property**")

to have and to hold the same, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever.

SUBJECT TO:

Current taxes; patent reservations; all covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations, easements and declarations whether or not of record or to which reference is made in the public records; any and all conditions, easements, encumbrances, discrepancies, boundary conflicts, rights of way or restrictions which a survey or visual or other inspection of the Property would reveal or which could have been ascertained by making inquiry of persons in possession of the Property, (including, but without limitation to, those relating to or for slopes, drainage, flood plains, telephone lines, roads, storm drains, sanitary sewers, electric and/or gas lines, water lines, CATV cable, and all other utilities); water rights; any law, ordinance, or governmental regulation including, without limitation, the applicable zoning, building and use regulations of any municipality, county, state or United States affecting the Property or the use or enjoyment thereof and rights of eminent domain.

WARRANTY: Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, against all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 16 day of November , 2004.

Dave Evans
DAVE EVANS

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the 16 day of November 2004, before me, the undersigned, personally appeared Dave Evans, an unmarried man, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dawn M. Smith
Notary Public

My Commission Expires:

