

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1419-27-510-024
RPTT \$ 1657.50

2004 DEC -3 AM 11:45

WHEN RECORDED MAIL TO:
Name WILLIAM J. WEBB
Street 7420 FRANKTOWN RD
Address
City,State CARSON CITY, NV 89704
Zip

MAIL TAX STATEMENTS TO:
Name WILLIAM J. WEBB
Street 7420 FRANKTOWN RD
Address
City,State CARSON CITY, NV 89704
Zip
Order 90538-SLG
No.

WERNER CHRISTEN
RECORDER

\$ 10⁰⁰ PAID *BR* DEPUTY

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES CANYON LLC, a Nevada Limited Liability Company, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to WILLIAM WEBB and MICHELLE M. WEBB, Trustees of the WEBB FAMILY TRUST dated December 8, 1999 and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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BK1204PG01453

1) The Declaration of Covenants, Conditions, and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002 in the office of the County Recorder of Douglas County, Nevada as document no. 0536361, official records; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 27, 2002 as document no. 0638054, of said official records, as further amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded April 8, 2004 as document no. 0572832 of said official records and as further amended by the third amendment to Declaration of Covenants, Conditional and Restrictions for Canyon Creek Estates recorded October 1, 2003, as Document No. 0592125 of said official records.

2.) All other covenants, conditions, restrictions, reservations, rights of way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

Dated: November 23, 2004

Grant, Bargain and Sale Deed – Page 2

JAMES CANYON LLC



RONALD L. SIMEK, MANAGER/MEMBER

STATE OF NEVADA

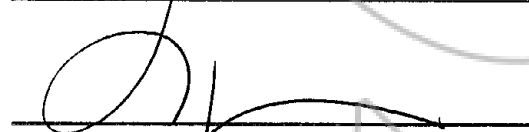
COUNTY OF DOUGLAS

} ss

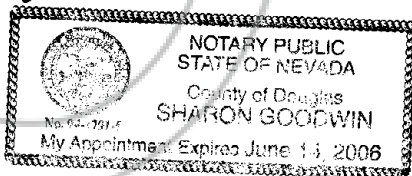
This instrument was acknowledged before me on

12/2/04

by RONALD SIMEK, MEMBER of JAMES CANYON LLC



Notary Public



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Exhibit A

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

A parcel of land located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the southeast corner of Lot 31 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the Office of the Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Childs Canyon Drive, the POINT OF BEGINNING;

thence North $64^{\circ}47'07''$ West, 270.14 feet;

thence North $45^{\circ}49'10''$ East, 226.27 feet;

thence South $49^{\circ}52'44''$ East, 254.12 feet to a point on said westerly line of Childs Canyon Drive;

thence along said westerly line, South $45^{\circ}49'10''$ West, 156.44 feet to the POINT OF BEGINNING, containing 48,386 square feet, more or less.

The Basis of Bearing of this description is North, $89^{\circ}22'26''$ East, the north line of the Northwest one-quarter of Section 26, T. 14 N., R. 19E., M.D.M. as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on December 9, 2003, in Book 1203, Page 3604, as Document No. 599023, of Official Records.

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BK 1204 PG 01455