

18:

A.P.N. 1220-03-210-001

✓ When Recorded Return to:
TOWN OF GARDNERVILLE
1401 HWY 395
GARDNERVILLE, NV. 89423
Mail Tax Statements to:

DOC # 0634809
01/19/2005 03:07 PM Deputy: KLJ
OFFICIAL RECORD
Requested By:
SYNCON HOMES

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0105 PG- 6588 RPTT: # 2



GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: SYNCON HOMES, INC., a Nevada Corporation, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the TOWN OF GARDNERVILLE, an unincorporated town of the State of Nevada, all that real property situate in the County of Douglas, State of Nevada, described as follows:

On pages 1 and 2 of Exhibit "A", attached hereto, and depicted on page 3 of Exhibit "A".

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

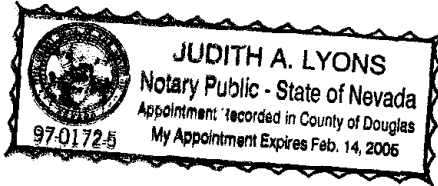
Witness my hand this 17th day of January, 200~~4~~⁵.

SYNCON HOMES, a Nevada Corporation

By Andrew W. Mitchell Pres
ANDREW W. MITCHELL, PRES.

STATE OF NEVADA)
Douglas County) ss.
~~CARSON CITY~~)

On January 17, 2004⁵, personally appeared before me,
the undersigned, a Notary Public, Andrew W. Mitchell,
of SYNCON HOMES, INC., and in his capacity as such,
acknowledged to me that he executed the above instrument.



Judith Lyons
Notary Public



**DESCRIPTION
OPEN SPACE "A"
A.P.N. 1220-03-210-001**

A parcel of land located within a portion of the South one-half of the Northwest one-quarter (S1/2 NW1/4) of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as Follows:

Open Space "A", as shown on Arbor Gardens Phase 1, recorded October 18, 2002, in Book 1002, at Page 8115, as Document No. 555262, more particularly described as follows:

BEGINNING at a point which bears South 26°15'48" West, 10.77 feet from the most northerly corner of Lot 1, Block "A" of said Arbor Gardens Phase 1, said point being on the westerly line of said Lot 1;

thence along said westerly line, South 29°17'51" West, 128.86 feet to the beginning of a nontangent curve concave to the southeast;

thence from a tangent bearing of South 49°52'37" West, 13.19 feet along the arc of said curve, having a radius of 32.00 feet and through a central angle of 23°36'48";

thence South 26°15'48" West, 109.86 feet to the beginning of a tangent curve concave to the northwest;

thence 22.44 feet along the arc of said curve, having a radius of 28.00 feet and through a central angle of 45°55'15";

thence South 72°11'03" West, 119.89 feet;

thence South 55°11'11" West, 38.15 feet;

thence South 34°48'49" East, 19.00 feet;

thence South 55°11'11" West, 41.90 feet to the beginning of a nontangent curve concave to the east;

thence from a tangent bearing of North 31°08'54" West, 45.01 feet along the arc of said curve, having a radius of 30.00 feet and through a central angle of 85°57'34" to the beginning of a reverse curve, said point being on the easterly right-of-way line of Stodick Parkway;

thence 384.66 feet along said easterly right-of-way line and the arc of said curve, having a radius of 892.50 and through a central angle of 24°41'39" to the beginning of a reverse curve;

thence 45.11 feet along the arc of said curve, having a radius of 30.00 feet and through a central angle of 86°08'47" to **THE POINT OF BEGINNING**, containing 15,273 square feet, more or less.

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EXHIBIT "A"
Page 1 of 3



0634809 Page: 3 Of 5

BK- 0105
PG- 6590

01/19/2005

The Basis of Bearing of this description is North 89°20'34" West along the northerly line of Section 3, T.12N., R.20E., M.D.M., as shown on Arbor Gardens Phase 1, recorded October 18, 2002, in Book 1002, at Page 8115, as Document No. 555262, in the Official Records of Douglas County, Nevada.

Note: Refer this description to your title company before incorporating into any legal document.

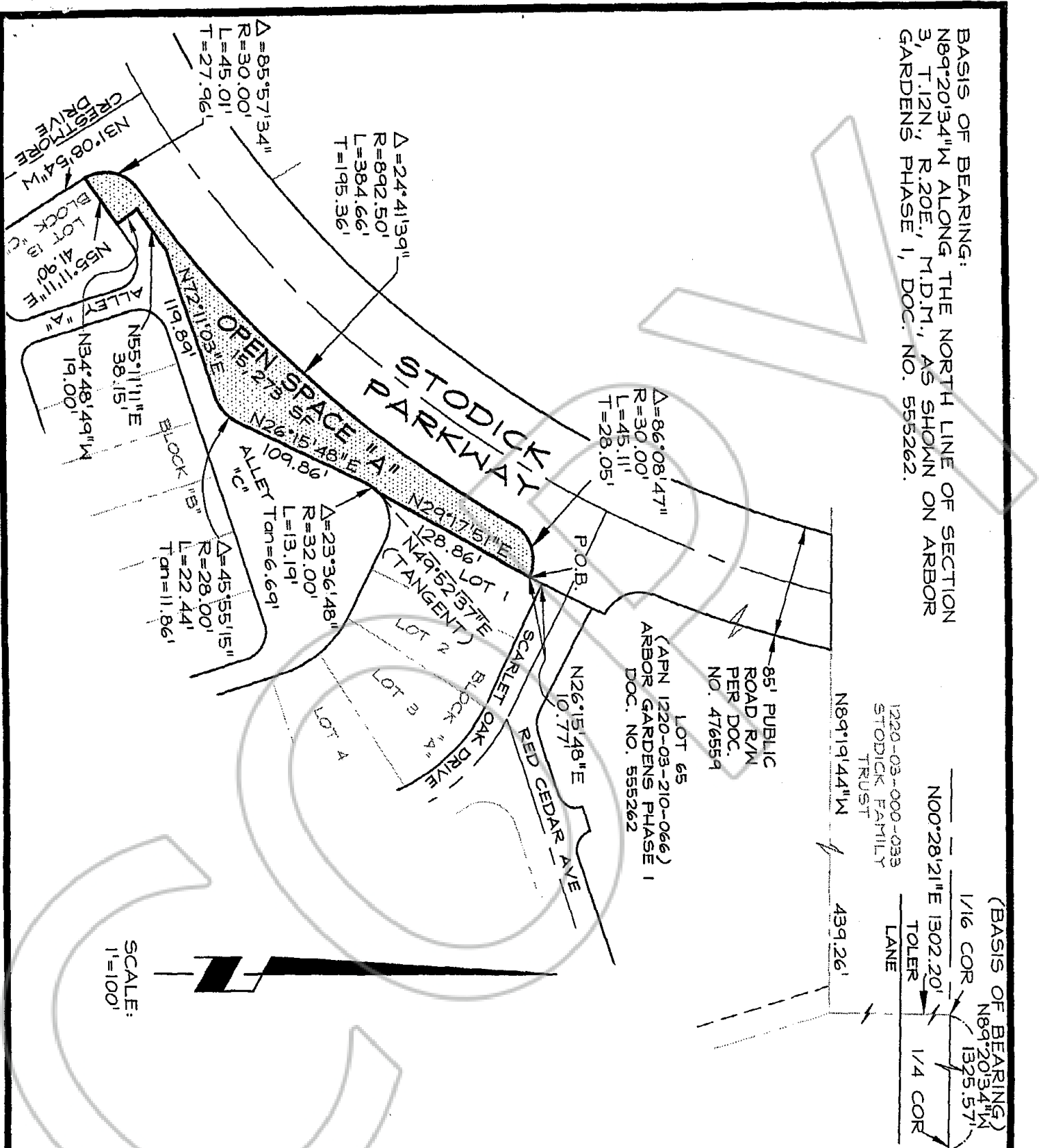
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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EXHIBIT "A"
Page 2 of 3

BASIS OF BEARING: THE NORTH LINE OF SECTION 3, T.12N., R.20E., M.D.M., AS SHOWN ON ARBOR GARDENS PHASE I, DOC. NO. 555262.



(BASIS OF BEARING)
 $N89^{\circ}20'34''W$
 $1325.57'$
 $1302.20'$
 $1/16$ COR
 TOLER LANE
 $439.26'$
 $N89^{\circ}19'44''W$
 1220-03-000-033
 STODICK FAMILY TRUST
 (APN 1220-03-210-066)
 ARBOR GARDENS PHASE I
 DOC. NO. 555262
 LOT 65
 85' PUBLIC ROAD R/W PER DOC. NO. 476554
 P.O.B.
 $N26^{\circ}15'48''E$
 $10.77'$
 RED CEDAR AVE
 BLOCK "A"
 LOT 1
 $N29^{\circ}17'15''E$
 $128.86'$
 LOT 2
 $N49^{\circ}52'57''E$
 (TANGENT)
 BLOCK "B"
 LOT 3
 BLOCK "C"
 ALLEY "C"
 $109.86'$
 $\Delta=23^{\circ}36'48''$
 $R=32.00'$
 $L=13.19'$
 $\Delta=45^{\circ}55'15''$
 $R=28.00'$
 $L=22.44'$
 $Tan=11.86'$
 ALLEY "B"
 $N55^{\circ}11'11''E$
 $38.15'$
 BLOCK "A"
 LOT 4
 $N34^{\circ}48'49''W$
 $19.00'$
 ALLEY "A"
 $N55^{\circ}11'11''E$
 LOT 5
 $N31^{\circ}08'15''W$
 CRESMORE DRIVE

SCALE:
 1"=100'



1603 ESERALDA AVENUE / POST OFFICE BOX 2229
 MINDEN, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WWW.ROANDERSON.COM

EXHIBIT
 APN 1220-03-210-001

OPEN SPACE "A" ARBOR GARDENS PHASE I

574-32

04/02/04

EXHIBIT "A"
 Page



BK- 0105
 PG- 6592