

OFFICIAL RECORD

Requested By:
WESTERN TITLE

APN: 1419-27-610-010
RPTT \$1657.50

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0205 PG-10416 RPTT: 1657.50



WHEN RECORDED MAIL TO:

Name KAREN ROBERTS
Street P.O. BOX 507
Address
City,State FAIR OAKS, CA 95628
Zip

MAIL TAX STATEMENTS TO:

Name KAREN ROBERTS
Street P.O. BOX 507
Address
City,State FAIR OAKS, CA 95628
Zip
Order
No. 905725LG

(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 KAREN ROBERTS, Trustee of the KAREN ROBERTS REVOCABLE TRUST dated 7/7/1998 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:

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

Lot 17, in Block A, as set forth on Final Subdivision Map a Planned Development PD00-16 for MOUNTAIN MEADOW ESTATES, PHASE 1, filed for record with the Douglas County Recorder on March 6, 2002, in Book 0302, at Page 2214, as Document No. 536360, Official Records of Douglas County, Nevada.

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

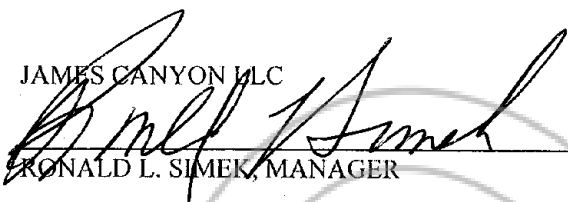
1) The Declaration of Covenants, Conditions, and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002 in the office of the County Recorder of Douglas County, Nevada as document no. 0536361, official records; as amended by First Amendment to Declaration of Covenants, Conditions 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: January 28, 2005

Grant, Bargain and Sale Deed – Page 2

JAMES CANYON LLC


RONALD L. SIMEK, MANAGER

STATE OF NEVADA

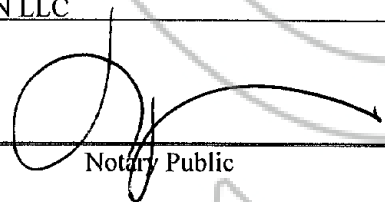
COUNTY OF DOUGLAS

} ss

This instrument was acknowledged before me on

2/7/05

by RONALD L. SIMEK, MEMBER of JAMES CANYON LLC


Notary Public

