

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE

No. 1

RPTT = \$42,900.00
2191174-CD

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00
BK-0305 PG- 4877 RPTT: 42900.00



**WHEN RECORDED MAIL ORIGINAL
AND TAX STATEMENTS TO:**

Paul Flynn, Manager
Pittman Properties, LLC
9804 Winter Palace Drive
Las Vegas, Nevada 89145

- APN 1418-02-401-001
- APN 1418-02-410-001
- APN 1418-03-812-001
- APN 1418-03-812-002
- APN 1418-11-110-002
- APN 1418-11-110-001

GRANT, BARGAIN and SALE DEED


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GEORGE W. GILLEMOT**, Trustee under Declaration of Trust for The Gillemot 2000 Charitable Remainder Unitrust, dated December 14, 2000 does hereby **GRANT, BARGAIN and SELL** to Paul Flynn *** a Nevada Limited Liability Company, 9804 Winter Palace Drive, Las Vegas, Nevada 89145, the real property situate in the County of Douglas, State of Nevada, described in Exhibit A, attached hereto and incorporated herein by this reference.

***a married man as his sole and separate property

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.

DATED this 2 day of March, 2005.

THE GILLEMOT 2000 CHARITABLE
REMAINDER UNITRUST, dated
December 14, 2000


George W. Gillemot, Trustee

STATE OF NEVADA)
) ss.
CARSON CITY)

On March 2, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE W. GILLEMOT, Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the above instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC

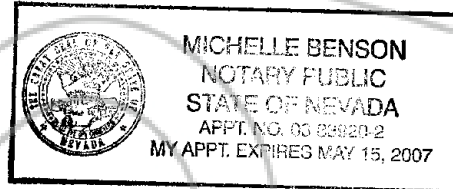


EXHIBIT 'A'

COPY



All that real property situate in the County of Douglas, State of Nevada; more particularly described as follows:
PARCEL 1A:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., THE TRUE POINT OF BEGINNING; SAID CORNER HAVING BEEN IDENTIFIED AND MONUMENTED WITH A TWO INCH DIAMETER BRASS CAP MARKED "SEC. COR. 2/3/10/11, RLS 1255"; THENCE ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 115449, RECORDED ON APRIL 1, 1985 IN BOOK 485, PAGE 009, DOUGLAS COUNTY RECORDS, SAID LINE BEING ALSO IDENTIFIED IN DOCUMENT NO. 115449 AS THE LINE COMMON TO SECTIONS 2 AND 11, NORTH 89°35'00" EAST 319.01 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE CONTINUING ALONG THE LINE COMMON TO SECTIONS 2 AND 11 NORTH 89°40'12" EAST 270.36 FEET; THENCE NORTH 00°01'02" EAST 261.00 FEET; THENCE SOUTH 89°40'12" WEST 270.36 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 115449; THENCE NORTH 00°01'02" EAST 289.10 FEET ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 115449; THENCE SOUTH 88°10'47" WEST 319.18 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND TO A POINT ON THE LINE COMMON TO SECTIONS 2 AND 3; THENCE ALONG SAID LINE COMMON TO SECTIONS 2 AND 3, SAID LINE BEING ALSO THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 115449, SOUTH 00°01'02" WEST 34.54 FEET TO A POINT ON THE NORTH LINE OF LOT F OF GLENBROOK UNIT NO. 3 AS INDICATED ON THE OFFICIAL PLAT THEREOF RECORDED ON JUNE 13, 1980 AS DOCUMENT NO. 45299, DOUGLAS COUNTY RECORDS; THENCE SOUTH 80°52'17" WEST 462.08 FEET ALONG THE NORTH LINE OF SAID LOT F OF GLENBROOK UNIT NO. 3 TO A POINT ON THE EAST LINE OF AN EASEMENT FOR THE BACK ROAD AS INDICATED AND DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FOR GEORGE W. GILLEMOT, TRUSTEE FOR THE GEORGE W. GILLEMOT FAMILY TRUST RECORDED ON MAY 28, 1987 AS DOCUMENT NO. 155470, DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID EASEMENT FOR THE BACK ROAD, THE FOLLOWING FOUR COURSES:

SOUTH 14°10'43" EAST, 99.56 FEET,
SOUTH 10°52'28" EAST, 121.08 FEET,
SOUTH 35°02'03" EAST, 50.90 FEET,
SOUTH 39°58'26" EAST 100.92 FEET,

TO A POINT ON THE WEST LINE OF LOT 10 OF GLENBROOK UNIT NO. 3-A AS SHOWN ON THE OFFICIAL PLAT OF GLENBROOK UNIT NO. 3; THENCE NORTH 26°02'35" WEST 173.39 FEET ALONG THE WEST LINE OF SAID LOT 10 OF GLENBROOK UNIT NO. 3-A; THENCE SOUTH 89°53'47" EAST 391.25 FEET ALONG THE NORTH LINE OF LOTS 10 AND 11 OF SAID GLENBROOK UNIT NO. 3-A TO A POINT ON THE LINE COMMON TO SECTIONS 2 AND 3, SAID LINE BEING ALSO THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 115449; THENCE SOUTH 00°01'02" WEST 255.00 ALONG SAID LINE COMMON TO SECTIONS 2 AND 3 TO THE TRUE POINT OF BEGINNING.

PARCEL 1B:

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA; A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M.; MORE PARTICULARLY



DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°46'38" EAST 319.01 FEET AND NORTH 00°33'30" EAST 261.01 FEET TO A " CAPPED IRON PIPE MARKED: RLS 6729 AS DEPICTED ON RECORD OF SURVEY, DOCUMENT NO. 220062, RECORDED IN BOOK 290 AT PAGE 1660 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°33'30" EAST 289.09 FEET TO A " CAPPED IRON PIPE MARKED: RLS 6729 AS DEPICTED ON SAID RECORD OF SURVEY; THENCE SOUTH 88°22'24" WEST 152.33 FEET TO A STEEL PIN TAGGED RLS 1225; THENCE NORTH 47°56'17" EAST 177.11 FEET TO A STEEL PIN TAGGED RLS 1225; THENCE SOUTH 64°30'20" EAST 87.74 FEET TO A STEEL PIN TAGGED RLS 1225; THENCE SOUTH 25°47'36" EAST 134.29 FEET TO A STEEL PIN TAGGED RLS 1225; THENCE SOUTH 31°08'59" WEST 108.51 FEET TO A STEEL PIN TAGGED RLS 125; THENCE SOUTH 03°16'01" WEST 151.90 FEET TO A STEEL PIN TAGGED RLS 1225; THENCE SOUTH 89°46'38" WEST 54.89 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS 1A AND 1B ARE DEPICTED AS PARCEL 3-A ON THE RECORD OF SURVEY MAP FOR GEORGE W. GILLEMOT, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 22, 1991, FILE NO. 265676.

PARCEL 2:

THE SOUTH 261.00 FEET OF THE FOLLOWING PARCEL:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M.

EXCEPTING THEREFROM THE FOLLOWING:

- 1. ALL THAT PORTION LYING WITHIN PARCEL 1A, DESCRIBED ABOVE AND ALSO DESCRIBED AS PARCEL FOUR IN THE BOUNDARY LINE ADJUSTMENT DEED RECORDED MARCH 4, 1991 IN BOOK 391, PAGE 380, DOCUMENT NO. 245942.**
- 2. ALL THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN THE DEED RECORDED NOVEMBER 22, 1991 IN BOOK 1191, PAGE 3666, DOCUMENT O. 265675.**

THE ABOVE DESCRIBED PARCEL 2 IS DEPICTED AS PARCEL 3-D ON THE RECORD OF SURVEY MAP FOR GEORGE GILLEMOT, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 22, 1994, FILE NO. 265676.

PARCEL 3:



A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE PURPOSES OF PEDESTRIAN, VEHICULAR AND ANIMAL INGRESS AND EGRESS, AND FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES OVER, ACROSS, THROUGH AND UNDER A STRIP OF LAND THIRTY (30) FEET WIDE COMMONLY KNOWN AS THE BACK ROAD, AND HEREINAFTER MORE PARTICULARLY DESCRIBED, PROVIDED HOWEVER, THAT NO PORTION OF SAID EASEMENT AND RIGHT OF WAY SHALL BE EXCAVATED, PAVED IMPROVED OR ALTERED WITHOUT PRIOR WRITTEN PERMISSION OF THE GRANTEE AND NO BUILDING STRUCTURE OR OBSTRUCTION SHALL BE LOCATED OR CONSTRUCTED ON SAID EASEMENT OR RIGHT OF WAY BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS TO WIT A STRIP OF LAND 30 FEET IN WIDTH BEING A PORTION OF LOT F AS SHOWN ON THE MAP OF GLENBROOK UNIT NO 3 FILED IN THE OFFICE OF THE COUNTY RECORDER DOUGLAS COUNTY NEVADA ON JUNE 13, 1980 DOCUMENT NO. 45299 THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3 TOWNSHIP 14 NORTH RANGE 18 EAST MDM; THENCE ALONG THE EAST LINE OF SECTION 3 NORTH 0°04'53" WEST A DISTANCE OF 255.00 FEET TO A POINT ON THE EAST LINE OF LOT F THENCE ALONG THE SOUTH LINE OF LOT F NORTH 89°59'42" WEST A DISTANCE OF 391.25 FEET THENCE ALONG A LINE OF LOT F SOUTH 26°08'30" EAST A DISTANCE OF 207.00 FEET TO A POINT ON THE CENTERLINE OF THE BACK ROAD WHICH IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF THE BACK ROAD THE FOLLOWING FIVE COURSES AND DISTANCES

**NORTH 61°03'42 WEST 19.29 FEET;
NORTH 40°04'21" WEST 116.18 FEET;
NORTH 35°07'58" WEST 54.76 FEET;
NORTH 10°58'23" WEST 123.88 FEET;
NORTH 14°07'38" WEST 100.43 FEET;**

TO A POINT ON THE NORTH LINE OF LOT F WHICH IS THE POINT FOR TERMINATION OF THIS DESCRIPTION

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 1987, IN BOOK 587, PAGE 2884, AS INSTRUMENT NO. 155471.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 4, 1991, IN BOOK 391, PAGE 384, AS INSTRUMENT NO. 245942.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 22, 1991, IN BOOK 1191, PAGE 3664, AS INSTRUMENT NO. 265674.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 22, 1991 IN BOOK 1191, PAGE 3666, AS INSTRUMENT NO. 25675.

PARCEL 4:

LOTS 10, 11, 12 AND 13 IN BLOCK A, AS SHOWN ON THE FINAL MAP OF GLENBROOK UNIT NO. 3, FILED JUNE 13, 1980 IN MAP BOOK 680, PAGE 1269 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

SAID LANDS ARE SET FORTH ON RECORD OF SURVEY RECORDED MARCH 4, 1991 IN BOOK 391 OF OFFICIAL RECORDS AT PAGE 379, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 245941.

PARCEL 5:

**THE RIGHT TO USE THE ROADS OF THE GLENBROOK COMPANY IN ACCORDANCE WITH
THE GRANT CONTAINED IN THE DEED FROM THE GLENBROOK COMPANY TO HENRY
QUILL RECORDED JANUARY 15, 1938 IN BOOK U OF DEEDS, PAGE 574, DOUGLAS
COUNTY RECORDS.**

COOPY

