

A.P.N. # 1419-26-301-001

R.P.T.T. \$ 31200.00

ESCROW NO. 050700780

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
MAIL TAX STATEMENTS TO:  
**INCOMPARABLE HOLDING COMPANY**

WHEN RECORDED MAIL TO:  
**INCOMPARABLE HOLDING COMPANY**  
C/O P. O. BOX 2320  
MINDEN, NV 89423  
ATTN: MARSHA TOMERLIN

DOC # **0640533**  
03/31/2005 02:30 PM Deputy: BC  
**OFFICIAL RECORD**  
Requested By:  
**STEWART TITLE**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 10 Fee: 23.00  
BK-0305 PG-14412 RPTT: 31200.00



(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **GENOA NATIONAL LLC, a Nevada limited liability company**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **GRANTEE CONTAINED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

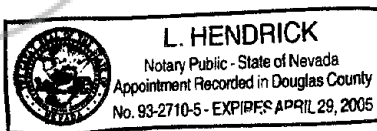
and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **March 15, 2005** **GENOA NATIONAL LLC,**  
**a Nevada limited liability company**

BY: [Signature]  
**JEFFREY DINGMAN**  
**MANAGING MEMBER**

BY: \_\_\_\_\_



STATE OF Nevada }  
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 3-18-05,  
by, **JEFFREY DINGMAN**

Signature [Signature]

Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

EXHIBIT "A"  
LEGAL DESCRIPTION

Order No.: 050700780

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

LEGAL DESCRIPTION 1:

A parcel of land located within a portion of Section 26,  
Township 14 North, Range 19 East, Mount Diablo Meridian,  
more particularly described as follows:

Parcel 14 on that certain Record of Survey to support a  
Boundary Line Adjustment for Ronald L. Simek, Little  
Mondeaux Limousin Corporation and The Pivot Limited  
Partnership filed for record in the Office of the Douglas  
County Recorder on December 31, 1996, Book 1296, Page 4975,  
Document No. 403935, Official Records.

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Together with that certain non-exclusive private access  
easement as described below:

DESCRIPTION EASEMENT #2

50' WIDE NON-EXCLUSIVE PRIVATE EASEMENT

A fifty foot (50') wide easement for access purposes  
located within a portion of Section 26, Township 14 North,  
Range 19 East, Mount Diablo Meridian, the centerline of  
which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the  
Easterly line of Jacks Valley Road, the Northwesterly  
corner of Parcel 2 as shown on the Map of Division Into  
Large Parcels for Little Mondeaux Limousin Corporation  
recorded July 31, 1992 in the office of Recorder, Douglas  
County, Nevada, as Document No. 284936, said point bears  
South 32°55'56" West, 2868.09 feet from the Southwest  
corner of Section 26, T.14N., R.19E., M.D.M.; thence along  
said Easterly line of Jacks Valley Road North 21°17'11"  
East, 5624.78 feet to the POINT OF BEGINNING; thence South  
57°24'21" East, 901.15 feet; thence along the arc of a  
curve to the right having a radius of 100.00 feet, central  
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angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East; thence South, 163.85 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14", arc length of 103.39 feet, and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48", arc length of 162.87 feet, and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East; thence North 59°13'52" East, 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44", arc length of 72.14 feet, and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East, 62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

Subject to that portion of said easement as described above that affects a portion of said Parcel 14.

The Basis of Bearing of this description is North 89°23'01" East, the North line of the Northeast one-quarter (NE 1/4) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 12, 2004, BOOK 0804, PAGE 4907, AS FILE NO. 621285, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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PG- 14414  
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(T) EXCEPTING THEREFROM an easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements with the Easement Area, such as, without limitation, asphalt paving, cattle guards, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603676 in Book 0204 page 00862, of the Official Records of Douglas County, Nevada.

(C1) EXCEPTING THEREFROM a perpetual, relocatable, non-exclusive easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance and replacement of public utility improvements within the Easement Area described in document recorded February 3, 2004 in Book 0204, Page 1118, as Document No. 0603688 of the Official Records of Douglas County, Nevada.

(S) EXCEPTING THEREFROM a 50 foot relocatable public utility easement, over and across those certain lands described in document recorded February 3, 2004 in Book 0204, Page 0841, as Document No. 0603675 of the Official Records of Douglas County, Nevada.

(Q) EXCEPTING THEREFROM a perpetual non-exclusive easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance and replacement of public utility improvements within the Easement Area described in document recorded February 3, 2004 in Book 0204, Page 00808, as Document No. 0603673, of the Official Records of Douglas County, Nevada.

(R) EXCEPTING THEREFROM an easement for a twenty foot (20) wide strip of land for sanitary sewer purposes within the Easement Area, created in that certain document entitled "Grant of Sanitary Sewer Easement (#OS4), executed by  
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Little Mondeaux Limousin Corporation, recorded on February 3, 2004 as Document No. 0603674 in Book 0204, at Page 829 of the Official Records of Douglas County, Nevada.

(G) TOGETHER WITH a License Agreement executed by Douglas County, wherein Douglas County grants a license to construct and maintain certain improvements, namely a golf cart and pedestrian crossing and related golf course usage (hereinafter referred to as "Crossing"), on a portion of Jacks Valley Road, a public right-of-way owned by Douglas County, created in that certain document entitled "License Agreement" executed by Douglas County, recorded on November 14, 1997 as document No. 0426339 in Book 1197 page 2758, of the Official Records of Douglas County, Nevada.

(I) ALSO TOGETHER WITH a golf play easement for flight of golf balls over, across, and upon the Residential Property; Doing of every act necessary and incident to the playing of golf and other recreational activities on the Golf Course Property, including, but not limited to, the operation of lighting facilities for operation of tennis, swimming, driving range, and golf practice facilities during hours of darkness, and the creation of usual and common noise levels associated with such recreational activities and use and operation of the Golf Course Facilities; Creation of noise related to the normal maintenance and operation of the Golf Course Property and the Golf Course Facilities, including, but not limited to, the operation of mowing and spraying equipment, it being acknowledged that such noise may occur from early morning until late evening; and an easement for the overspray of herbicides, fungicides, pesticides, fertilizers, and water over portions of the Residential Property located adjacent top the Golf Course Property, created in that certain document entitled "Golf Play Easement", executed by Ronald L. Simek, recorded on June 12, 1993 as document No. 0441879 in Book 0698 page 3055, of the Official Records of Douglas County, Nevada.

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(Y) ALSO TOGETHER WITH an easement for purposes of installing, constructing, repairing, maintaining, and replacing waterlines and other waterline related improvements and systems within the Easement Area, created in that certain document entitled "Grant of Waterline Easement (#OS14)", executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 0603684 in Book 0204 page 01033, of the Official Records of Douglas County, Nevada.

(Q) ALSO TOGETHER WITH that portion of (Q) which traverses Parcel 13, an easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance, and replacement of public utility improvements within the Easement Area, such as, without limitation, gas, electric, water, sewer, telephone, storm drain, and cable TV lines and facilities owned or maintained (or to be owned or maintained) by any public utility (as defined in Section 704.020 of the Nevada Revised Statutes (or its successor statute)), created in that certain document entitled "Grant of Public Utility Easement (#OS3)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603673 in Book 0204 page 00808, of the Official Records of Douglas County, Nevada.

(I1) ALSO TOGETHER WITH an easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guards, and so forth, created in that certain document entitled "Grant of Private Access Easement (#OS7)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603677 in Book 0204 page 00882, of the Official Records of Douglas County, Nevada.

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(CC1) TOGETHER WITH an easement 50' by 50' ( THE "BIG WELL" ) for private irrigation well purposes within the Easement area, as set forth in Document recorded on August 6, 2004 in Book 0804 page 2248 as Document no. 0620761, in the Official Records of Douglas County, Nevada.

(JJ1) TOGETHER WITH an easement for irrigation purposes 20' in width, as set forth in Document recorded on August 6, 2004, in Book 0804 page 2248 as document no. 0620761, in the Official Records of Douglas County, Nevada.

(DD1) TOGETHER WITH an easement 20' in width for Private Irrigation purposes, as set forth in Document recorded on August 6, 2004 in Book 0804 page 2248 as document no. 0620761 of the Official Records of Douglas County, Nevada.

(A1) TOGETHER WITH an easement for private irrigation purposes, including, without limitation, the installation, construction, repair, maintenance, and replacement of private irrigation improvements within the Easement Area, such as, without limitation, pipelines, pumps, and other facilities used for private irrigation, created in that certain document entitled "Grant of Private Irrigation Easement (#OS16)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603686 in Book 0204 page 01069, of the Official Records of Douglas County, Nevada.

(N1) TOGETHER WITH a private irrigation easement, varied in width, 20 foot minimum, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004 in book 0204 page 4470 as document no. 604356, of the Official Records of Douglas County, Nevada.

(N1) TOGETHER WITH a 60 foot private access, private irrigation, and public utility easement , as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1,  
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according to the plat thereof filed on February 11, 2004 in book 0204 page 4470 as document no. 604356, of the Official Records of Douglas County, Nevada.

(U & D1) ALSO TOGETHER WITH a 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in documents recorded on February 3, 2004, in Book 0204 page 0954, as Document no. 0603680, and in Book 0204, page 1130, as Document no. 0603689, of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 60 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada.

(P1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 30 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2790, as Document no. 0441788, and in Book 0698 page 3072 as Document no. 0441880, of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 60 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada

(BB1) TOGETHER WITH an easement for irrigation access and irrigation lines, as set forth in that certain Document recorded on August 6, 2004 in Book 0804 page 2248, as Document no. 0620761, of the Official Records of Douglas County, Nevada.

(P1) ALSO TOGETHER WITH an access easement 30 foot in width, over  
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and across those certain lands as described in documents recorded June 11, 1998 in book 0698 page 2790, as document no. 0441788, and in Book 0698 page 3072 as Document no. 0441880, of the Official Records of Douglas County, Nevada.

(AA1) ALSO TOGETHER WITH an easement for Private Irrigation Storage and Slope Easement, located within the REMAINDER parcel as set forth on the Final Subdivision Map entitled MOUNTAIN MEADOWS ESTATES PHASE 1, according to the plat thereof filed on March 6, 2002 in Book 0302 page 2214, as document no. 536360 of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH an easement for a Diversion Structure and private access easement, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada



**EXHIBIT "B"**

ESCROW NO.: 050700780

LUDWIG JEREOME CORRAO and PATRICIA A. CORRAO, Trustees and their successors in Trustee under the LUD CORRAO FAMILY REVOCABLE LIVING TRUST DATED NOVEMBER 13, 1987 as to 29.67% interest; Lagunak, Inc., a Nevada corporation as to 12.33% interest; BILL ERIC CARLSON and SHARON MARIE CARLSON, Trustees of the BILL ERIC AND SHARON MARIE CARLSON 1984 FAMILY TRUST as to 12.33% interest; INCOMPARABLE HOLDING COMPANY, LLC., a Nevada limited liability company as to 12.33% interest; and AG NORTH 50 LLC, a Nevada limited liability company as to 33.34% interest all as tenants in common

