

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE

APN: 1319-02-000-001 & 1319-03-501-001
Escrow No. 00130043 - JN
RPTT \$13,747.50
When Recorded Return to:
FLYING J RANCH, LLC
Jill Brandin, Manager
818 Toni Ct.
Incline Village, NV 89451
Mail Tax Statements to:

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0405 PG- 4585 RPTT: 13747.50



SAME AS ABOVE

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That WALLACE E. ADAMS, Trustee or the Successor Trustee, of the 1999 Wallace E. Adams Revocable Trust, dated September 3, 1999, who acquired title as WALLACE E. ADAMS, Trustee or the Successor Trustee, of the 1999 Wallace E. Adams Revocable Trust

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to FLYING J RANCH, LLC, a Nevada limited liability company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with the following water rights:

- A. Claim No. 674 and 675 of the action entitled U.S.A., Plaintiff V. Alpine Land and Reservoir Company, a corporation, et al, Defendants, in the United States District Court for the District of Nevada, Civil No. D-183 BRT.
- B. The right to drill a domestic well as authorized by Nevada law.
- C. Grantee shall receive no interest in Sierra Creek waters, but shall be entitled to use excess and tail water emanating and flowing from the 20-acre parcel adjacent and south of the real property described in the attached legal description.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH, all water and water rights, ditch and ditch rights, well and well rights with the appurtenances, unto the said Grantee, and to its successors and assigns forever.

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TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said Grantee and to its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Grant, Bargain and Sale Deed the day and year first below written.

Witness my/our hand(s) this 12th day of April, 2005.

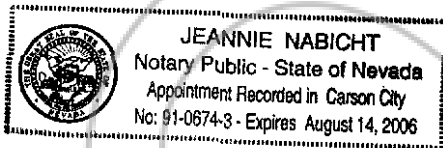
The 1999 Wallace E. Adams Revocable Trust, dated September 3, 1999

Wallace E. Adams Trustee
By: Wallace E. Adams, Trustee

STATE OF NEVADA
CARSON CITY

This instrument was acknowledged before me on 4/12/05,
by Wallace E. Adams.

Jeannie Nabicht
NOTARY PUBLIC



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Exhibit A

PARCEL NO. 1:

Parcel B-2, as set forth on that certain Parcel Map LDA 04-062 for WALLACE E. ADAMS and 1999 WALLACE E. ADAMS REVOCABLE TRUST, recorded April 5, 2005, in Book 405, page 1585, Official Records of Douglas County, Nevada, as Document No. 640948.

PARCEL NO. 2:

Together with a private road easement 40.00 feet in width for the purposes of ingress and egress to Parcel B as shown on the Record of Survey of the Adams Ranch being recorded concurrently herewith and lying 20.00 feet on either side of the following described centerline:

Commencing at the ¼ corner common to aforesaid Sections 3 and 34 as shown on the Record of Survey for Ronald Simek, filed for record in Book 687 at Page 1891 as Document Number 156517, Official Records of Douglas County, Nevada; and from which point the Northeast corner of said Section 3 bears N 89°33'55" E, a distance of 2622.71 feet; thence from said point of commencement along the Northerly line of said Section 3 South 89°08'22" West a distance of 247.97 feet to a point on the centerline of Jacks Valley Road as described in that certain grant of right-of-way from William R. Adams to Douglas County filed for record in Book C-1 Deeds, at Page 66, of Douglas County, Nevada; thence along said centerline South 25°25'43" West a distance of 138.52 feet to the beginning of a tangent curve to the left with a radius of 2000.00 feet, a central angle of 14°05'00" and an arc length of 491.60 feet and whose chord bears South 18°23'13" West a distance of 490.36 feet; thence South 11°20'43" West a distance of 29.28 feet; thence leaving said centerline South 89°56'27" East a distance of 575.73 feet to the TRUE POINT OF BEGINNING; thence along the centerline of this 40.00 foot wide easement South 23°20'25" West a distance of 221.60 feet; thence South 48°52'56" West a distance of 721.17 feet; thence South 89°51'02" West a distance of 81.98 feet to the centerline of Jacks Valley Road and the terminus of this 40.00 foot wide easement.

PARCEL NO. 3:

And together with an easement for ingress and egress to and from and for the use of structures and facilities located within the following described parcel:

Commencing at the ¼ corner common to aforesaid Sections 3 and 34 as shown on the Record of Survey for Ronald Simek, filed for record in Book 687 at Page 1891 as Document Number 156517, Official Records of Douglas County, Nevada; and from which point the Northeast corner of said Section 3 bears N 89°33'55" E, a distance of 2622.71 feet; thence from said point of commencement along the Northerly line of said Section 3 South 89°08'22" West a distance of 247.97 feet to a point on the centerline of Jacks Valley Road as described in that certain grant of right-of-way from William R. Adams to Douglas County filed for record in Book C-1 Deeds, at Page 66, of Douglas County, Nevada; thence along said centerline

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South 25°25'43" West a distance of 138.52 feet to the beginning of a tangent curve to the left with a radius of 2000.00 feet, a central angle of 14°05'00" and an arc length of 491.60 feet and whose chord bears South 18°23'13" West a distance of 490.36 feet; then South 11°20'43" West a distance of 29.28 feet; thence leaving said centerline South 89°56'27" East a distance of 387.67 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°56'27" East a distance of 101.31 feet; thence South 05°37'19" West a distance of 86.46 feet to a point in line with the Northerly wall of the existing Adams residence; thence along said Northerly wall line North 72°18'23" West a distance of 103.11 feet; thence leaving said Northerly wall line North 05°37'19" East a distance of 55.07 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds legal description appeared previously in that certain Deed recorded September 14, 1999, in Book 999, Page 2517, as Document No. 476545, Official Records, Douglas County, Nevada.

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