

OFFICIAL RECORD

Requested By:

WESTERN TITLE

APN: 1220-10-501-003

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0505 PG- 6430 RPTT: 4680.00



RECORDING REQUESTED BY:

AFTER RECORDATION RETURN BY MAIL THIS DEED TO:

Scarpello & Huss, Ltd.
600 East Williams Street, Suite 300
Carson City, NV 89701

MAIL TAX STATEMENTS TO:

Gardnerville Town Water Company
1394 Highway 395
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

27354CLD
90241-99

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That SIERRA NEVADA SW ENTERPRISES, LTD., a Nevada limited liability company ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to GARDNERVILLE TOWN WATER COMPANY, INC. ("Grantee"), and to the heirs and assigns of such Grantee forever, all right, title and interest in and to the following real property, situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including any improvements, leasehold interests thereunto belonging or in anywise appertaining, and the reversion(s) and remainder(s), rents, issues and profits thereof. Seller specifically reserves

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unto itself any water rights appurtenant to the real property described in Exhibit "A."

DATED this 12th day of May, 2005.

SIERRA NEVADA SW ENTERPRISES, LTD.,
a Nevada limited liability company
By: CORPORATE MANAGEMENT SERVICES, INC.
a Nevada Corporation
Its: Manager

By: [Signature]
JAMES S. BRADSHAW, President

STATE OF NEVADA)
): ss.
CARSON CITY)

On this 12th day of May, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES S. BRADSHAW, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

All that real property situate in the County of Douglas , State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, M.D.M., more particularly described as follows:

COMMENCING at the Southwesterly corner of Parcel 1 as shown on the Parcel Map for Jacobsen Family Survivors/Residual Trust recorded October 2, 1998, in the office of Recorder, Douglas County, Nevada, as Document No. 450962, the Southeasterly terminus of Mathias Parkway, THE POINT OF BEGINNING;

thence along the Easterly line of said Mathias Parkway, North 44°45'21" West, 634.95 feet;
thence North 21°13'25" East, 444.12 feet to a point on the Westerly line of Parcel 2 per said Parcel Map; thence along said Westerly line of Parcel 2, South 46°07'18" East, 697.58 feet;
thence South 29°35'16" West, 438.56 feet to THE POINT OF BEGINNING.

Reference is made to Parcel 4 as set forth on Record of Survey for Jacobsen Family Survivors/Residual Trust, Recorded May 11, 2000, in Book 0500, Page 2513, Document No. 491782, Official Records of Douglas County, State of Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of Douglas County, Nevada on July 31, 2002, in Book 702, Page 10555, as Document No. 548438, of Official Records.

