

OFFICIAL RECORD

Requested By:

ALLISON MACKENZIE ET AL

APNS: 1220-29-001-007  
1220-30-001-002  
1220-29-001-001

RETURN RECORDED DEED TO:  
ANDREW MacKENZIE, ESQ.  
ALLISON, MacKENZIE, RUSSELL,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
Carson City, NV 89703

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 9 Fee: 22.00  
BK-0705 PG- 3911 RPTT: # 9



GRANTEE/MAIL TAX STATEMENTS TO:  
Jessica Ledbetter  
575 Hwy 88  
Gardnerville, NV 89410

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 28, 2005, by and  
between JESSICA L. LEDBETTER, a single person, grantor, and THUNDERBIRD RANCH  
CORPORATION, a Nevada corporation, of 575 Highway 88, Gardnerville, Nevada 89410, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),  
lawful money of the United States, and other good and valuable consideration to her in hand paid  
by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,  
and sell to the grantee, and to its successors and assigns, all those certain lots, pieces, or parcels of  
land situated in Gardnerville, state of Nevada, and more particularly described as follows:

(See, Exhibit "A", "B", and "C" attached hereto and incorporated  
herein by this reference.)

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

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

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

  
JESSICA L. LEDBETTER

STATE OF NEVADA )

Douglas County ) ss.

On 04 28, 2005, personally appeared before me, a notary public, JESSICA L. LEDBETTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

  
NOTARY PUBLIC

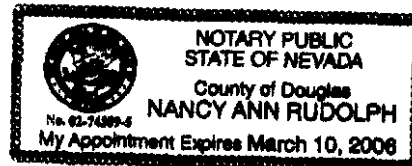


EXHIBIT A

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

PARCEL 1:

All that portion of Sections 29 and 30, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the Northwest corner of said Section 29; thence South 00 degrees 04'40" East, 835.71 feet to the TRUE POINT OF BEGINNING; thence East, 962.05 feet; thence South 00 degrees 04'40" East, 1811.08 feet; thence South 89 degrees 59'26" West, 962.05 feet; thence North 00 degrees 04'40" West, 1811.18 feet to the POINT OF BEGINNING.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

A.P.N. 1220-29-001-007

PARCEL 1-A:

TOGETHER WITH: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375; except within the interior boundaries of the herein above mentioned legal description and as referenced in Corrective Deeds recorded June 29, 1995 as Document Nos. 365272 and 365273.

PARCEL 1-B:

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS

All that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:



A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows.

Commencing at the Southwest corner of the East one-half of the Southeast one-quarter (E½ SE¼) of said Section 29; thence North 00 degrees 95'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 95'13" West 146.03 feet; thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet; thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

**PARCEL 1-C:**

**TOGETHER WITH:** those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991 as Document Nos. 262359 and 262360.

**ALSO TOGETHER WITH:** an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

**PARCEL 1-D:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document 262375.

NOTE: Legal description previously contained in Document No.  
0408011 recorded on March 7, 1997.

COPY



EXHIBIT B

The land referred to herein is situated in the state of Nevada, county of Douglas,  
described as follows:

PARCEL 2:

A portion of the Northwest ¼ of Section 29 and the Northeast ¼ of Section 30, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel A of Map of Division into Large Parcels for Jessica L. Ledbetter, as per map filed on August 11, 1994, in Book 894, at Page 2055, as Document 343843, of the Official Records of Douglas County, Nevada.

A.P.N. 1220-30-001-002

PARCEL 2-A:

TOGETHER WITH AND SUBJECT TO: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375, and as referenced in Corrective Deeds recorded June 29, 1995, in Book 695, at Pages 5237 and 5241, as Document Nos. 365272 and 365273, Official Records of Douglas County, Nevada.

PARCEL 2-B:

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS all that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows:

Commencing at the Southwest corner of the East one-half of the Southeast one-quarter (E½ SE¼) of said Section 29; thence North 00 degrees 05'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 05'13" West

146.03 feet; thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet; thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

**PARCEL 2-C:**

**TOGETHER WITH:** those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991, as Document Nos. 262359 and 262360.

**PARCEL 2-D:**

**TOGETHER WITH:** an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

**PARCEL 2-E:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

**PARCEL 2-F:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument



dated November 21, 1962, in Book 14, at Page 678, as Document No. 21398, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

NOTE: Legal description previously contained in Document No. 0408011 recorded on March 7, 1997.

