

OFFICIAL RECORD
Requested By:
SULLIVAN LAW OFFICES

RETURN RECORDED DEED TO:
SULLIVAN LAW OFFICES
a Professional Corporation
1650 North Lucerne Street, #201
Minden, NV 89423
NEW APN: 1219-10-001-011
R.P.T.T. \$0 #9

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0705 PG- 9075 RPTT: # 9



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 19th day of July, 2005, by
and between J. D. SULLIVAN and CHRISTINE SULLIVAN, husband
and wife, as community property, with right of survivorship,
grantor, and JSU LIMITED PARTNERSHIP, grantee,

W I T N E S S E T H:

That the grantor, without consideration, does by these
presents grant, bargain, transfer and sell to the grantee,
and to its successors and assigns, all those certain parcels
of real property with improvements located thereon,
including all mineral, oil, gas, timber, logging and water
rights belonging or in any way appertaining to said real
property, situate in Douglas County, State of Nevada, and
more particularly described as follows:

(See Exhibit "A" 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,

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 263.86 feet to the True Point of Beginning; thence continuing South 00°09'00" West along the East line, a distance of 132.06 feet; thence North 89°56'23" West, a distance of 329.31 feet more or less to a point in the East line of the parcel of land conveyed to KASPER A. SKARSTEN, et ux, by Deed recorded March 12, 1971, in Book 84, Official Records, at Page 593, Douglas County, Nevada, records; thence North 00°09'00" East along the East line of said Skarsten parcel, a distance of 131.81 feet to a point; thence South 89°59'13" East, a distance of 329.31 feet to the POINT OF BEGINNING.

APN 1219-10-001-011

PARCEL NO. 2:

Non-exclusive right-of-way 25 feet in width for public road and utility purposes along the North boundary of the following described parcel:

COMMENCING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed thence South along the Section line common to Sections 9 and 10, a distance of 396 feet to the Point of Beginning; thence East along a line parallel to the Section line, a distance of 330 feet to a point; thence South, a distance of 132 feet to a point at the Southeast corner of said parcel; thence West, a distance of 330 feet to a point on the Section line; thence North along said Section line 132 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

A non-exclusive right-of-way for road and utility purposes over the Westerly 30.00 feet of the Northerly 25 feet of the following described parcel:

Continued on next page



BEGINNING at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed South 00°09' West, a distance of 395.92 feet, to the True Point of Beginning, which is the Northeast corner of the parcel; thence South 00°09' West, a distance of 132.06 feet to the Southeast corner; thence North 89°53'34" West, a distance of 329.31 feet to the Southwest corner; thence North 00°09' East, a distance of 131.81 feet to the Northwest corner; thence South 89°56'23" East, a distance of 329.31 feet to the POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 29, 2002, BOOK 1002, PAGE 12762, AS FILE NO. 0556148, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

