

OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE

A.P.N. 1220-04-501-007 and 1220-04-501-008
Escrow No.: DO-1040996-LS
1040996

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Bencor/Waterloo L.P.
90 S. Cascade, Ste 330

Colorado Springs, CO 80903

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0905 PG-11700 RPTT: 7302.75



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$7,302.75, computed on full value of property conveyed.


GRANT, BARGAIN, SALE DEED

That **Roy Farrow and Madalena Farrow, Husband and Wife, as Joint Tenants with Right of Survivorship** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Bencor/Waterloo L.P., a Nevada Limited Partnership** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: May 10, 2005



Roy Farrow



Madalena Farrow

STATE OF NEVADA)

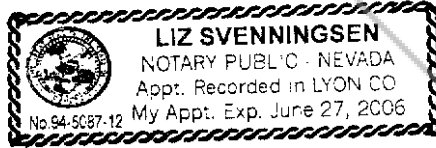
COUNTY OF CARSON CITY)

On May 11, 2005 personally appeared before me, a Notary Public,

Roy Farrow and Madalena Farrow

who acknowledged that ~~the~~ they executed the above instrument.

Signature *Liz Svenningsen*
(Notary Public)



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1040996

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51°06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51°06'00" East, 514.70 feet to **THE POINT OF BEGINNING**;

THENCE continuing South 51°06'00" East, 199.59 feet;

THENCE South 38°54'00" West, 210.87 feet;

THENCE North 50°51'03" West, 199.59 feet;

THENCE North 38°54'00" East, 210.00 feet to **THE POINT OF BEGINNING**.

Reference is hereby made to that certain Record of Survey Map of Lampe Ranch, recorded May 7, 1965 as File No. 28058 and to that certain Record of Survey Map to accompany a Lot Line Adjustment for Double D Investments recorded on June 26, 1990 as File No. 228900, Official Records.

NOTE: Legal description previously contained in Book 596 at Page 907 Document No. 387117, recorded on May 6, 1996.

PARCEL 2:

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51°06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51°06'00" East, 714.29 feet to the point of beginning;

THENCE continuing South 51°06'00" East, 254.30 feet;

Continued...



EXHIBIT "A" Continued...

THENCE South $87^{\circ}30'45''$ West, 37.04 feet;

THENCE along the arc of a curve to the right, non-tangent to the preceding course having a delta angle of $55^{\circ}00'26''$, a radius of 100.00 feet and an arc length of 96.00 feet;

THENCE South $44^{\circ}52'36''$ West, along the Northerly right-of-way line of Waterloo Lane, 102.10 feet;

THENCE North $50^{\circ}51'03''$ West, 249.77 feet;

THENCE North $38^{\circ}54'00''$ East, 210.87 feet to the point of beginning.

Reference is hereby made to those certain Record of Survey Maps recorded on May 7, 1965 as File No. 28058 and on June 26, 1990 as File No. 228900, Official Records.

NOTE: Legal description previously contained in Book 894 at Page 4104 Document No. 344617, recorded on August 24, 1994.

