

EXHIBIT E

A.P.N. 1318-15-802-010

Recorded at the Request of and
When Recorded, Return and
Mail Tax Statements to:

Zephyr Cove Investors, LLC
1400 Rocky Ridge Drive
Roseville, CA 95661

RPTT: \$158,535.00

2240030-CD

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0106 PG-02521 RPTT:158535.00



GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Round Hill Square, LLC, a Nevada limited liability company ("Grantor") hereby grants, bargains and sells to ** ("Grantee") that certain real property located in Douglas County, Nevada, more particularly described in Exhibit A attached hereto and incorporated herein by this reference ("Property").

The conveyance by Grantor to Grantee pursuant to this Grant, Bargain and Sale Deed is subject to: (i) a lien securing payment of real estate taxes and assessments; (ii) applicable zoning and use laws, ordinances, rules and regulations of any municipality, township, county, state or other governmental agency or authority; (iii) all matters that would be disclosed by a physical inspection or survey of the Property or that are actually known to Grantee; and (iv) all covenants, conditions, easements, restrictions, liens, encumbrances and other exceptions of record.

**Zephyr Cove Investors LLC, a California Limited Liability Company
IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed this
29th day of Dec, 2005.

"Grantor"


Round Hill Square, LLC, a Nevada
limited liability company

By: Round Hill Property Management Company, A Nevada Corporation

By: Douglas P. Rastello
Douglas P. Rastello, President

STATE OF **NEVADA**)
)
) :ss.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
December 29, 2005 by
Douglas R. Rastello



Notary Public
(My commission expires: November 11, 2006)



EXHIBIT 'A'

COPY



0665255 Page: 3 Of 5

BK- 0106
PG- 2523
01/10/2006

Parcel I:

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15;
thence along the Section line common to Sections 15 and 22 North 89°54'09" West, 1513.39 feet to a point on the Northeasterly right-of-way of U.S. highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the Office of Recorder, Douglas County, Nevada in Book T of Deeds, at Page 436;
thence along said Northeasterly right-of-way North 47°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the Office of Recorder, Douglas County, Nevada, in Book 980, at Page 1969, as Document No. 48927, a found ¾" iron pipe and plug RLS 3519;
thence continuing along said Northeasterly right-of-way North 47°36'00" West, 152.81 feet to THE POINT OF BEGINNING;
thence along said Northeasterly right-of-way North 47°36'00" West, 437.47 feet to the Southeasterly corner of Parcel #1 as shown on said Record of Survey;
thence North 84°15'35" East, 25.88 feet;
thence North 42°24'00" East, 50.32 feet;
thence North 26°07'31" West 18.56 feet;
thence North 42°24'00" East, 13.61 feet;
thence North 47°36'00" West, 120.00 feet;
thence South 42°24'00" West, 71.06 feet;
thence non-tangent to the preceding course along the arc of a curve to the left having a radius of 29.50 feet, central angle of 46°39'32", an arc length of 24.02 feet, a chord bearing and distance of South 24°01'56" East, 23.37 feet;
thence South 47°21'42" East, 68.90 feet;
thence South 36°36'19" East, 20.91 feet;
thence South 17°25'22" East, 10.60 feet to a point on the Northeasterly right-of-way of U.S. Highway 50;
thence along said Northeasterly right-of-way North 47°36'00" West, 175.55 feet to the Southeasterly corner of Shell Oil Company, A.P.N. 05-290-01, as recorded in the Office of Recorder, Douglas County, Nevada in Book 1094, at Page 559;
thence along the boundary of said Shell Oil Company the following five courses:
thence North 42°24'00" East, 88.00 feet;
thence along the arc of a curve to the left having a radius of 82.50 feet, central angle of 46°00'00", and an arc length of 66.24 feet;
thence North 03°36'00" West, 65.41 feet;
thence South 80°30'10" West, 117.91 feet;
thence South 42°24'00" West, 100.00 feet to a point on said Northeasterly right-of-way of U.S. Highway 50;
thence along said Northeasterly right-of-way North 47°36'00" West, 14.45 feet;
thence North 42°24'00" East, 545.28 feet;
thence South 52°35'03" East, 40.63 feet;
thence North 68°56'23" East 164.88 feet;



thence North 04°43'13" West, 17.70 feet;
thence South 59°30'37" East, 128.00 feet;
thence South 76°36'23" West, 67.98 feet;
thence South 09°08'39" East 200.78 feet;
thence South 09°10'30" East, 122.01 feet;
thence along the arc of a curve to the left having a radius of 34.12 feet, central angle of 89°43'38" and arc length of 53.43 feet;
thence North 81°05'52" East 64.33 feet;
thence South 12°39'37" East, 30.95 feet;
thence South 35°39'37" East, 348.46 feet to a point on the Westerly right-of-way of Elks Point Road; thence along said Westerly right-of-way along the arc of a curve to the right having a radius of 320.00 feet, central angle of 33°22'12", arc length of 186.37 feet, chord bearing South 25°42'54" West, and chord length of 183.75 feet;
thence along said Westerly right-of-way South 42°24'00" West, 80.76 feet;
thence North 47°36'00" West, 171 .43 feet;
thence South 42°19'21" West, 55.58 feet;
thence North 47°36'52" West, 31 .73 feet;
thence South 42°24'00" West, 63.25 feet;
thence South 47°36'25" East, 26.67 feet;
thence South 43°32'23" West, 70.01 feet to THE POINT OF BEGINNING.

NOTE: The above metes and bounds legal description appeared previously in that certain document recorded May 21, 2003 in Book 503, Page 11230 as Instrument No. 577573 of Official Records, Douglas County, Nevada.

Parcel 2:

Those certain easements as described in a Reciprocal Easement Agreement recorded October 7, 1980, in Book 1080, at Page 455, as Document No. 49341, of Official Records, of Douglas County, Nevada.

Parcel 3:

Those certain easements as described in Declaration of Reciprocal Easement contained in Deed recorded October 5, 1994, in Book 1094, at Page 559, as Document No. 347650, of Official Records, of Douglas County, Nevada.

Parcel 4:

Those certain Reciprocal Easements as described in Declaration of Reciprocal Easement dated December 18, 1998, recorded December 21, 1998, in Book 1298, at Page 5054, as Document No. 457043, of Official Records, of Douglas County, Nevada.

