

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

A.P.N.: 1220-06-001-006
File No: Accommodation
R.P.T.T.: \$Exempt 1

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0106 PG- 6849 RPTT: # 1



When Recorded Mail To: Mail Tax Statements To:

Rockin C Ranch, LLC
P O Box 1047
Minden, Nv 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Trans-Sierra Investments, Inc., a Nevada Corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

Rockin C Ranch, LLC

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY ITS REFERENCE MADE A PART HEREOF
FOR THE COMPLETE LEGAL DESCRIPTION**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 01/10/2006

**THIS INSTRUMENT IS BEING RECORDED AS AN
ACCOMMODATION ONLY, NO LIABILITY, EXPRESS
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY
OR SUFFICIENCY, NOR AS TO ITS AFFECT, IF ANY,
UPON TITLE TO ANY REAL PROPERTY DESCRIBED
THEREIN.**

FIRST AMERICAN TITLE CO.

Trans-Sierra Investments, a Nevada Corporation

Gary B. Casteel
By: Gary ~~B~~ Casteel, President

.....
PATRICIA A. STIRLING
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 00-39551-5 - Expires October 29, 2006
.....

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

This instrument was acknowledged before me on January 18, 2006 by
Gary B. Casteel, President

Patricia A. Stirling
Notary Public
(My commission expires: 10/29/06)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 10, 2006

Exhibit "A"

A parcel of land located within a portion of the Northwest one-quarter (NW1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of the Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928; thence along the North line of said Section 6 North 89°58'09" East, 1529.20 feet to the Point Of Beginning; thence continuing along said North line North 89°58'09" East, 457.19 feet; thence South 00°31'12" East, 466.73 feet; thence North 89°58'09" East, 466.69 feet to a point on the westerly right-of-way of State Route 88; thence along said westerly right-of-way South 00°31'12" East, 563.21 feet; thence South 89°27'44" West, 44.77 feet; thence along the arc of a curve to the left having a radius of 250.00 feet, central angle of 37°05'13" and an arc length of 161.82 feet; thence South 52°22'31" West, 70.89 feet; thence along the arc of a curve to the right having a radius of 200.00 feet; central angle of 37°05'13" and an arc length of 129.46 feet; thence along the South line of an existing 41 foot ditch irrigation and maintenance easement as shown on the Land Division Map for Ronald L. Simek as recorded in the Office of the Recorder, Douglas County, Nevada in Book 693, at page 7076 as Document No. 311336 South 89°27'44" West, 108.59 feet; thence along said South line of existing ditch easement South 89°11'09" West, 437.52 feet; thence along the centerline of an existing irrigation ditch North 00°38'25" West, 628.28 feet; thence along said centerline North 00°54'59" West, 545.74 feet to the Point Of Beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded March 10, 1999 in Book 0399, Page 2498 as Instrument No. 462991.

