

A.P.N.: 1318-15-804-002  
File No: ()  
R.P.T.T.: \$0 (#9)

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0506 PG- 1473 RPTT: # 9



When Recorded Mail To: Mail Tax Statements To:  
Laurian  
P.O. Box 11520  
Zephyr Cove, NV 89448

**GRANT, BARGAIN and SALE DEED**

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

Anthony Laurian and Fredricka M. Laurian, husband and wife as community property with rights of survivorship as to an undivided 75% interest and Peter D. Quenzer, a widower as to an undivided 10% interest and Andrew Katz, an unmarried man as to an undivided 15% interest.

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

Round Hill Station LLC, a Nevada Limited Liability Company

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

**See Exhibit A, attached hereto and made a part hereof.**

Subject to

*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: 02/14/2006

\*\*\*THIS GRANT DEED WAS SIGNED IN COUNTER-PART\*\*\*

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 COMPANY OF NEVADA

[Signature]  
Anthony Laurian

[Signature]  
Fredricka M. Laurian

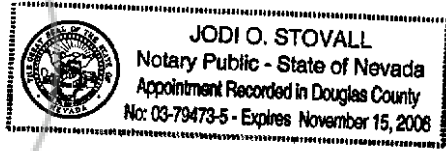
[Signature]  
Peter D. Quenzer

\_\_\_\_\_  
Andrew Katz

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

This instrument was acknowledged before me on MARCH 7, 2006 by  
Anthony LAURIAN AND FREDRICKA M. LAURIAN

[Signature]  
Notary Public  
(My commission expires: 11-15-06 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**February 14, 2006** under Escrow No. .

A.P.N.:

File No:            ()

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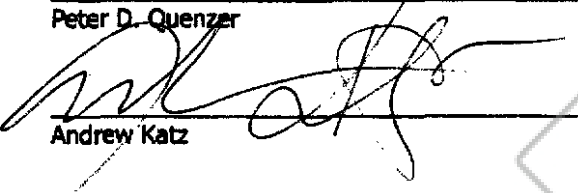
Date: 02/14/2006

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FIRST AMERICAN TITLE COMPANY OF NEVADA




  
 \_\_\_\_\_  
 Anthony Laurian  
  
 \_\_\_\_\_  
 Fredricka M. Laurian

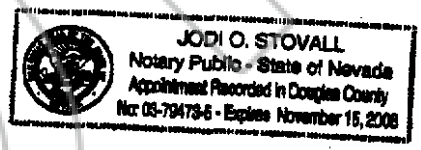
\_\_\_\_\_  
 Peter D. Quenzer  
  
 \_\_\_\_\_  
 Andrew Katz

STATE of - FLORIDA  
 COUNTY OF - BROWARD  
 Gen - born 4/20/06

STATE OF NEVADA )  
 : ss.  
 COUNTY OF DOUGLAS )

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 Notary Public  
 (My commission expires: 11-15-06)



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## DOUGLAS COUNTY

## EXHIBIT "A"

The land referred to in this Report is situated in the State of Nevada, County of Douglas, and is described as follows:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 13, NORTH, RANGE 18, EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 15 AND THE SOUTHERLY LINE OF U.S. HIGHWAY 50, 80' WIDE; THENCE NORTH 47°36'00" WEST ALONG SAID SOUTHWESTERLY LINE 341.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 47°36'00" WEST 150.00 FEET TO THE SOUTHWESTERLY LINE OF ELKS POINT ROAD 60' WIDE; THENCE SOUTH ALONG SAID SOUTHWESTERLY LINE SOUTH 42°17'45" WEST 68.38 FEET; THENCE SOUTH 42°53'53" WEST 91.62 FEET; THENCE SOUTH 47°06'07" East 110.00 FEET; THENCE NORTH 59°52'30" EAST 158.74 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE SOUTHWESTERLY 20 FEET STRIP OF SAID 20 FEET, BEING MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL, AS RESERVED IN DEED RECORDED NOVEMBER 27, 1978, IN BOOK 1178, PAGE 1438, AS DOCUMENT NO. 27611, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

