

OFFICIAL RECORD

Requested By:

T S I TITLE & ESCROW

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0606 PG- 6785 RPTT: 25116.00

A.P. N.: 1418-03-401-005
Escrow No.: 06-51401-RM
R.P.T.T.: \$25,116.00



WHEN RECORDED MAIL TO:

Lake House, LLC
C/O J.H. Whitney & Co.
177 Broad Street
Stamford, CT. 06901

GRANT, BARGAIN and SALE DEED

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

Frank R. Randall, Trustee of the Frank R. Randall Living Trust dated September 16, 1987

do(es) hereby GRANT, BARGAIN and SELL to

Lake House, L.L.C.

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1

Commencing at the West Quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. and M., marked on the ground by a 2 inch pipe in a mound of stone; thence South 89° 21' East along the East-West Center Line of said Section 3, a distance of 1312.03 feet to a 2 inch pipe at the Northeast corner of the parcel of land described in the Deed to W.J. Harris, recorded in Book U, page 89, Deed Records, thence South 0° 39' East along the Eastern line of Harris Parcel 1109.03 feet; thence South 75°08'50" West 273.07 feet; thence South 36°16'40" West 211.95 feet; thence South 20°49'40" West 28.11 feet, to the true point of beginning; thence South 20°49'40" West 176.88 feet; thence South 71°47'50" West 74.30 feet; thence South 0°18' West 319.95 feet to Meander Line of Lake Tahoe thence North 67°50' East along said Meander line of Lake Tahoe; 146.22 feet to line drawn South from the true point of beginning; thence North 503.72 feet to the true point of beginning. Situate in Lot 3 of said Section 3.

EXCEPTING THEREFROM the following described parcel:

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. and M., marked on the ground by a 2 inch pipe in a mound of stone; thence 89°21' East along the East-West center line of said Section 3, a distance of 1312.03 feet to a 2 inch pipe at the Northeast corner of the parcel of land described in the Deed to W. J. Harris, recorded in Book U, page 89, Deeds Records; thence South 0°39' East along the Eastern line of Harris parcel 1432.99 feet; thence South 73°07' West 180.83 feet; thence 79°10'30" West 234.18 feet to the true point of beginning; thence South 79°10'30" West 64.03 feet; thence South 71°47'50" West 74.30 feet; thence South 65°54'30" East 70.68 feet; thence North 79°10'30" East 70.20 feet; thence North 50.90 feet to the true point of beginning.

New A.P.N. 1418-03-401-001
1418-03-401-005

Old A.P.N. 01-020-14 and the portion of A.P.N. 01-020-15 lying Northerly of the meander line

Parcel 2

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. & M., marked on the ground by a 2 inch pipe in a mound of stone; thence South 89°21' East along the East-West center line of said Section 3, a distance of 1312.03 feet to a 2 inch pipe at the Northeast corner of the parcel of land described in the Deed to W. J. Harris, recorded in Book U, page 89, Deed Records; thence South 0°39' East along the Eastern line of Harris Parcel 1109.03 feet; thence South 75°08'50" West 273.07 feet; thence South 36°16'40" West 211.95 feet; thence South 20°40'40" West 204.99 feet; thence South 71°47'50" West 74.30 feet; thence South 0°18' West 319.95 to Meander Line of Lake Tahoe, the true point of beginning; thence North 67°50' East along said Meander Line of Lake Tahoe 146.22 feet; thence South to Lake Tahoe; thence Southwesterly along Lake Tahoe to a line drawn South from the true point of beginning; thence North to the true point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by N.R.S. 321.595.

A portion of old A.P.N. 01-020-15 lying lakeward of the meander line

Note: Parcel 2 above has no current A.P.N.



Parcel 3

Together with a non-exclusive easement and right of way, 50 feet wide, for roadway purposes, appurtenant to Parcels 1 and 2 herein above described, said easement and right of way described as follows:

Commencing at the West quarter of Section 3, Township 14 North, Range 18 East, M.D.B. & M., marked on the ground by a 2 inch pipe in a mound of stone; thence South 89°21' East along the East-West center line of said Section 3, a distance of 1312.03 feet to a 2 inch pipe at the Northeast corner of the parcel of land described in Deed to W. J. Harris, recorded in Book U, page 89, Deed Records; thence South 0°39' East along the Eastern line of Harris parcel 1432.99 feet to the true point of beginning; thence South 73°07' West 180.83 feet; thence South 79°10'30" West 298.21 feet; thence South 71°47'50" West 74.30 feet; thence South 65°54'30" East 70.68 feet, thence North 79°10'30" East 316.59 feet, thence North 73°07' East 168.91 feet to the Eastern line of said Harris parcel; thence North 0°39' West along the last mentioned line, 52.08 feet to the true point of beginning.

Also together with the non-exclusive right to use the easements and rights of way for roadway purposes conveyed to W. J. Harris in Deed recorded in Book U, page 67, Deed Records, Douglas County, Nevada.

Per N.R.S. 111.312 this legal description was previously recorded on October 1, 1997 in Book 1097 at Page 124 as Document No. 0422943 of Official Records, Douglas County, Nevada

Also together with those certain non-exclusive rights of vehicular ingress and egress as set forth in deeds and easements recorded September 12, 1977 in Book 977 of Official Records, Douglas County, Nevada at Pages 662, 682 and 692 as Document No's 12915, 12917 and 12918.

Parcel 4

Those certain appurtenant rights of easements for profit set forth in documents recorded September 12, 1977 in Book 977 of Official Records at Pages 662, 682 and 692 of Official Records as Document No. 12915, 12917 and 12918.

Those certain non exclusive easements for pedestrian, equestrian and public utilities as set forth in Deeds of Easements recorded September 12, 1977 in Book 977 of Official Records, Pages 712, 722 and 731 as Document No's. 12920, 12921 and 12922.

The width and location of said easements is not disclosed of record



Parcel 5

Those certain non-exclusive appurtenant easements thereto and described in that Deed of Easement made by Richard Grayson Ray et ux, as grantors in favor of Peter Jouflas, et al recorded January 26, 1981 in Book 181, Page 1490, Douglas County, Nevada as Document No. 52928 and as contained in that Deed of Easements made by said parties recorded November 4, 1981 in Book 1181, Page 322, as Document No. 61821.

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: May 31, 2006

Frank R. Randall
Frank R. Randall, Trustee of The Randall Living Trust

State of Nevada }
County of Douglas } ss:

On 5-31-2006

Before me, a Notary Public, personally appeared
Frank R. Randall, Trustee of The Randall Living Trust

personally known to me -or- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

[Signature]
R. L. McGowan
NAME (TYPED OR PRINTED)