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OFFICIAL RECORD

Requested By:

R. O. ANDERSON ENGINEERING,  
INC  
Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 11 Fee: 24.00  
BK-1106 PG- 5171 RPTT: 432.90



APN: 1419-26-301-003  
R.P.T.T.  
ORDER NO. 060701129  
Mail tax statements same as below

✓ WHEN RECORDED MAIL TO:  
Genoa Developer Associates, LLC  
6900 South McCarran Blvd #1010  
Reno, NV 89509

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Ludwig Jerome Corrao and Patricia A. Corrao, Trustees and their successors in Trustee under the Lud Corrao Family Revocable Living Trust dated November 13, 1987 as to 29.67% interest; Lagunak, Inc., a Nevada corporation as to 12.33% interest; Bill Eric Carlson and Sharon Marie Carlson, Trustees of the Bill Eric Carlson and Sharon Marie Carlson 1994 Family Trust dated November 22, 1994, as to 12.33% interest; Incomparable Holding Company, LLC., a Nevada limited liability company as to 12.33% interest; and AG North 50 LLC, a Nevada limited liability company as to 33.34% interest

hereby Grant, Bargain and Sell to

Genoa Developer Associates, LLC, a Nevada limited liability company

That certain real property situated in the County of Douglas, State of Nevada more particularly described as follows:

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

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.

Dated this 14<sup>th</sup> day of August, 2006

~~Lud Corrao Family Revocable Living Trust~~  
Dated November 13, 1987

*Ludwig Jerome Corrao*  
Ludwig Jerome Corrao, Trustee

*Patricia A. Corrao*  
Patricia A. Corrao, Trustee

Lagunak, Inc. a Nevada corporation

By: *Carlos Iribarren* PRES  
Carlos Iribarren, President

~~Bill Eric Carlson and Sharon Marie Carlson~~  
1994 Family Trust dated November 22, 1994

*Bill Eric Carlson*  
Bill Eric Carlson, Trustee

*Sharon Marie Carlson*  
Sharon Marie Carlson, Trustee

~~Incomparable Holding Company, LLC~~  
a Nevada limited liability company

By: *Marsha Tomerlin*  
Marsha Tomerlin-Manager

~~AG North 50, LLC~~  
a Nevada limited liability company

By: *Don Amaral*  
Don Amaral-Managing Member

STATE OF Nevada )  
                                  ) SS.  
COUNTY OF Washoe )

This instrument was acknowledged before me on August 14, 2006  
By, Ludwig Jerome Corrao and Patricia A. Corrao

Signature *Jennifer S. Morse*  
Notary Public



STATE OF Nevada )  
 )ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on 8/31/06,  
By, **Carlos Iribarren**

Signature *[Signature]*  
Notary Public



STATE OF Nevada )  
 )ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on 8/15/06,  
By, **Bill Eric Carlson and Sharon Marie Carlson**

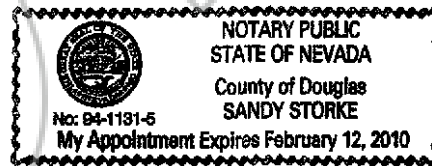
Signature *[Signature]*  
Notary Public



STATE OF Nevada )  
 )ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on August 15, 2006,  
By, **Marsha Tomerlin**

Signature *[Signature]*  
Notary Public



STATE OF Nevada )  
 )ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on 9/6/06,  
By, **Don Amaral**

Signature *[Signature]*  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 060701129

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

**LEGAL DESCRIPTION 1:**

A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 14A on that Parcel Map LDA 05-022 for Incomparable Holding Company, LLC, et al, filed for record in the Office of the County Recorder on June 21, 2006, Book 0606, Page 7318, Document No. 677776, Official Records.

APN 1419-26-301-003

Together with that certain non-exclusive private access easement as described below:

**DESCRIPTION EASEMENT #2**

**50' WIDE NON-EXCLUSIVE PRIVATE EASEMENT**

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Southwest corner of Section 26, T.14N., R.19E., M.D.M.; thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 5624.78 feet to the POINT OF BEGINNING; thence South 57°24'21" East, 901.15 feet; thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East, 163.85 feet;

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LEGAL DESCRIPTION - continued  
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thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14", arc length of 103.39 feet, and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48", arc length of 162.87 feet, and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East; thence North 59°13'52" East, 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44", arc length of 72.14 feet, and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East, 62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

Subject to that portion of said easement as described above that affects a portion of said Parcel 14.

The Basis of Bearing of this description is North 89°23'01" East, the North line of the Northeast one-quarter (NE 1/4) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 12, 2004, BOOK 0804, PAGE 4907, AS FILE NO. 621285, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

(T) EXCEPTING THEREFROM an easement for pedestrian and vehicular ingress and egress to and from that certain real property;  
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and the installation, construction, repair, maintenance, and replacement of roadway improvements with the Easement Area, such as, without limitation, asphalt paving, cattle guards, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603676 in Book 0204 page 00862, of the Official Records of Douglas County, Nevada.

(C1) EXCEPTING THEREFROM a perpetual, relocatable, non-exclusive easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance and replacement of public utility improvements within the Easement Area described in document recorded February 3, 2004 in Book 0204, Page 1118, as Document No. 0603688 of the Official Records of Douglas County, Nevada.

(S) EXCEPTING THEREFROM a 50 foot relocatable public utility easement, over and across those certain lands described in document recorded February 3, 2004 in Book 0204, Page 0841, as Document No. 0603675 of the Official Records of Douglas County, Nevada.

(Q) EXCEPTING THEREFROM a perpetual non-exclusive easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance and replacement of public utility improvements within the Easement Area described in document recorded February 3, 2004 in Book 0204, Page 00808, as Document No. 0603673, of the Official Records of Douglas County, Nevada.

(R) EXCEPTING THEREFROM an easement for a twenty foot (20) wide strip of land for sanitary sewer purposes within the Easement Area, created in that certain document entitled "Grant of Sanitary Sewer Easement (#OS4), executed by Little Mondeaux Limousin Corporation, recorded on February 3, 2004 as Document No. 0603674 in Book 0204, at Page 829

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of the Official Records of Douglas County, Nevada.

(G) TOGETHER WITH a License Agreement executed by Douglas County, wherein Douglas County grants a license to construct and maintain certain improvements, namely a golf cart and pedestrian crossing and related golf course usage (hereinafter referred to as "Crossing"), on a portion of Jacks Valley Road, a public right-of-way owned by Douglas County, created in that certain document entitled "License Agreement" executed by Douglas County, recorded on November 14, 1997 as document No. 0426339 in Book 1197 page 2758, of the Official Records of Douglas County, Nevada.

(I) ALSO TOGETHER WITH a golf play easement for flight of golf balls over, across, and upon the Residential Property; Doing of every act necessary and incident to the playing of golf and other recreational activities on the Golf Course Property, including, but not limited to, the operation of lighting facilities for operation of tennis, swimming, driving range, and golf practice facilities during hours of darkness, and the creation of usual and common noise levels associated with such recreational activities and use and operation of the Golf Course Facilities; Creation of noise related to the normal maintenance and operation of the Golf Course Property and the Golf Course Facilities, including, but not limited to, the operation of mowing and spraying equipment, it being acknowledged that such noise may occur from early morning until late evening; and an easement for the overspray of herbicides, fungicides, pesticides, fertilizers, and water over portions of the Residential Property located adjacent to the Golf Course Property, created in that certain document entitled "Golf Play Easement", executed by Ronald L. Simek, recorded on June 12, 1993 as document No. 0441879 in Book 0698 page 3055, of the Official Records of Douglas County, Nevada.

(Y) ALSO TOGETHER WITH an easement for purposes of installing,  
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constructing, repairing, maintaining, and replacing waterlines and other waterline related improvements and systems within the Easement Area, created in that certain document entitled "Grant of Waterline Easement (#OS14)", executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 0603684 in Book 0204 page 01033, of the Official Records of Douglas County, Nevada.

(Q) ALSO TOGETHER WITH that portion of (Q) which traverses Parcel 13, an easement for public utility purposes, including, without limitation, the installation, construction, repair, maintenance, and replacement of public utility improvements within the Easement Area, such as, without limitation, gas, electric, water, sewer, telephone, storm drain, and cable TV lines and facilities owned or maintained (or to be owned or maintained) by any public utility (as defined in Section 704.020 of the Nevada Revised Statutes (or its successor statute)), created in that certain document entitled "Grant of Public Utility Easement (#OS3)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603673 in Book 0204 page 00808, of the Official Records of Douglas County, Nevada.

(I1) ALSO TOGETHER WITH an easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guards, and so forth, created in that certain document entitled "Grant of Private Access Easement (#OS7)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603677 in Book 0204 page 00882, of the Official Records of Douglas County, Nevada.

ALSO TOGETHER WITH Sixty foot (60') wide private access and public utility easements over, across and through those two portions of property described as Easement Areas in

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document recorded May 1, 2006 in Book 0506, Page 347 as Document No. 0673835, Official Records of Douglas County, Nevada.

LEGAL DESCRIPTION #2:

(CC1) TOGETHER WITH an easement 50' by 50' ( THE "BIG WELL" ) for private irrigation well purposes within the Easement area, as set forth in Document recorded on August 6, 2004 in Book 0804 page 2248 as Document no. 0620761, in the Official Records of Douglas County, Nevada.

(JJ1) TOGETHER WITH an easement for irrigation purposes 20' in width, as set forth in Document recorded on August 6, 2004, in Book 0804 page 2248 as document no. 0620761, in the Official Records of Douglas County, Nevada.

(DD1) TOGETHER WITH an easement 20' in width for Private Irrigation purposes, as set forth in Document recorded on August 6, 2004 in Book 0804 page 2248 as document no. 0620761 of the Official Records of Douglas County, Nevada.

(A1) TOGETHER WITH an easement for private irrigation purposes, including, without limitation, the installation, construction, repair, maintenance, and replacement of private irrigation improvements within the Easement Area, such as, without limitation, pipelines, pumps, and other facilities used for private irrigation, created in that certain document entitled "Grant of Private Irrigation Easement (#OS16)", executed by Ronald L. Simek, recorded on February 3, 2004 as document No. 0603686 in Book 0204 page 01069, of the Official Records of Douglas County, Nevada.

(N1) TOGETHER WITH a private irrigation easement, varied in width, 20 foot minimum, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004 in book 0204 page  
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4470 as document no. 604356, of the Official Records of Douglas County, Nevada.

(N1) TOGETHER WITH a 60 foot private access, private irrigation, and public utility easement , as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004 in book 0204 page 4470 as document no. 604356, of the Official Records of Douglas County, Nevada.

(U & D1) ALSO TOGETHER WITH a 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in documents recorded on February 3, 2004, in Book 0204 page 0954, as Document no. 0603680, and in Book 0204, page 1130, as Document no. 0603689, of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 60 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada.

(P1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 30 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2790, as Document no. 0441788, and in Book 0698 page 3072 as Document no. 0441880, of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH a non-exclusive access and public utility easement 60 feet in width, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada

(BB1) TOGETHER WITH an easement for irrigation  
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access and irrigation lines, as set forth in that certain Document recorded on August 6, 2004 in Book 0804 page 2248, as Document no. 0620761, of the Official Records of Douglas County, Nevada.

(P1) ALSO TOGETHER WITH an access easement 30 foot in width, over and across those certain lands as described in documents recorded June 11, 1998 in book 0698 page 2790, as document no. 0441788, and in Book 0698 page 3072 as Document no. 0441880, of the Official Records of Douglas County, Nevada.

(AA1) ALSO TOGETHER WITH an easement for Private Irrigation Storage and Slope Easement, located within the REMAINDER parcel as set forth on the Final Subdivision Map entitled MOUNTAIN MEADOWS ESTATES PHASE 1, according to the plat thereof filed on March 6, 2002 in Book 0302 page 2214, as document no. 536360 of the Official Records of Douglas County, Nevada.

(O1) ALSO TOGETHER WITH an easement for a Diversion Structure and private access easement, over and across those certain lands described in document recorded on June 11, 1998 in Book 0698 page 2782, as Document no. 0441787, of the Official Records of Douglas County, Nevada