

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 5 Fee: 18.00

BK-1206 PG-1740 RPTT: 3402.55



APN: 1419-26-710-014

R.P.T.T. \$ 3,402.54

Escrow No: 060700860

**WHEN RECORDED, MAIL TO:**

**SAME AS BELOW**

**MAIL TAX STATEMENTS TO:**

**Mr. and Mrs. Aldrich**

**401 Holland Lane, Apt 1621**

**Alexandria, VA 22314**

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GENOA DEVELOPER ASSOCIATES, LLC**, a Nevada limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **Joseph J. Evans and Kim E. Aldrich, Trustees of The Aldrich Evans Living Trust Dated September 14, 2004** as to an undivided 61.987% tenancy in common interest and **Robert G. Aldrich and Gail E. Aldrich, husband and wife as community property, with rights of survivorship as to an undivided 38.013% tenancy in common interest.** ("Grantee"), whose address is: 401 Holland Lane Apt. 1621 Alexandria, VA 22314, the real property situate in the County of Douglas, State of Nevada, described as follows ("Property"):

[See Exhibit "A"]

[Subject to Covenants, Conditions and Restrictions as shown in EXHBIT B]

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

RESERVING, HOWEVER, unto Grantor, a first right to purchase the Property as follows ("First Right"):

(a) If, at any time during the First Right Period (below defined), Grantee decides to sell the Property, then before placing the Property on the market for sale or accepting an offer to purchase the Property from a buyer ("Offeror"), Grantee shall give written notice to Grantor of its intention to sell the Property ("Grantee's Notice"). Within ten (10) business days following delivery of Grantee's Notice to Grantor, Grantor shall give Grantee written notice of Grantor's election to exercise or not to exercise Grantor's right to purchase the Property ("Grantor's Notice").

(b) If Grantor elects not to exercise its right to purchase the Property, then Grantee may place the Property on the market for sale or accept an offer to purchase the Property from an Offeror. If Grantor elects to exercise its right to purchase the Property, then Grantor, in its own name or in the name of a nominee, shall purchase the Property from Grantee, and Grantee shall sell the Property to Grantor (or Grantor's nominee), and the parties shall, within ten (10) business days of Grantor's Notice, execute a purchase and sale agreement for the Property containing substantially similar provisions to the Purchase and Sale Agreement and Escrow Instructions between Grantor and Grantee, dated as of **6th day of April, 2006** (the "Purchase Agreement"), except the purchase price for the Property shall be an amount equal to (i) the Purchase Price for the Property as defined in Paragraph 1 of the Purchase Agreement, plus (ii) the actual closing costs paid by the Grantee pursuant to Paragraph 13 or the Purchase Agreement, plus (iii) at the annual rate of three percent (3%) compounded on each anniversary date of the Purchase Grantor's Notice. If, in Grantee's Notice, Grantee provides Grantor a reasonably detailed explanation for Grantee's decision to sell the Property during the First Right Period (e.g., job transfer, financial hardship, etc.), and such explanation is acceptable to Grantor in Grantor's reasonable discretion, then Grantor will not exercise its right to purchase the Property from Grantee, and Grantee may place the Property on the market for sale or accept an offer to purchase the Property from an Offeror.

(c) If any sale of the Property to an Offeror should fail to close, the First Right shall remain in full force and effect.

The First Right shall be effective as of the **6th day of December, 2006** and shall terminate and be deemed extinguished for all purposes, automatically and without any further action by Grantor or Grantee, as of the **6th day of December, 2008** ("First Right Period").

DATED: this **28th** day of **November, 2006**.



**GENOA DEVELOPER ASSOCIATES, LLC,**

a Nevada limited liability company

By: **MDG NV BUILDERS, LLC,**


a Nevada limited liability company

Its: **Manager**

By: **MONTAHENO INVESTMENT, LLC**

a Nevada limited liability company

Its: **Manager**

By: 

**CHIP L. BOWLBY**

Its: **Manager**

STATE OF NEVADA )

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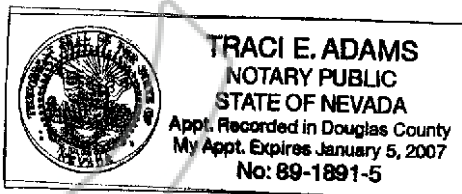
COUNTY OF Douglas )

This instrument was acknowledged before me on 11/28/06,  
20  , by **CHIP L. BOWLBY** as Manager of **MONTAHENO  
INVESTMENT, LLC**, a Nevada limited liability company, as Manager of  
**MDG NV BUILDERS, LLC**, a Nevada limited liability company, as  
Manager of **GENOA DEVELOPER ASSOCIATES, LLC**, a Nevada  
limited liability company



Notary Public

My Commission Expires: January 5, 2007



BK- 1206

PG- 1742

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Order No.: 060700860

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

Lot 40, in Block E, of the Final Subdivision Map, a Planned  
Unit Development, PD-0016/LDA 02-008 for CANYON CREEK  
MEADOWS, PHASE 1, filed in the office of the Douglas County  
Recorder on February 4, 2004 in Book 0204, at Page 4470, as  
Document No. 604356.

ASSESSOR'S PARCEL NO. 1419-26-710-014

**EXHIBIT "B"**

**ESCROW NO.: 060700860**

**SUBJECT TO Covenants, Conditions and Restrictions of Record recorded February 13, 2004 as Document No. 0604581; and First amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Creek Meadows which recorded August 12, 2004 as Document No. 0621279; and Assignment of Declarant's Rights for Canyon Creek Meadows which recorded August 12, 2004 as Document No. 0621294, Official Records of Douglas County, Nevada.**

**COPY**

