

A.P.N. # 1419-26-001-017, 018

R.P.T.T.S. 93,600.00 & 020

ESCROW NO. 060701131TA

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**same as below**

**DOC # 0704796**  
07/10/2007 10:54 AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
**STEWART TITLE**

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 10 Fee: 23.00  
BK-0707 PG- 2858 RPTT: 93600.00



WHEN RECORDED MAIL TO:

**Davidon Development Corp**  
1600 S Main Street, Ste 150  
Walnut Creek, CA 94596

(Space Above for Recorder's Use Only)

## GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Four Creeks Visalia, L.P., a California limited partnership**

hereby grants, bargains and sells to  
**Davidon Development Corp., a Nevada Corporation**

That certain real property situated in the County of **Douglas** State of **NV**  
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 9th day of July 2007  
**Four Creeks Visalia, L.P.**  
**a California limited partnership**

By: **Davidon Corporation,**  
**a California corporation**  
**Its General Partner**

BY:   
**Dennis Cedros, Controller/Treasurer**

(One Inch Margin on all sides of Document for Recorder's use Only)

State of California } ss  
County of Contra Costa }

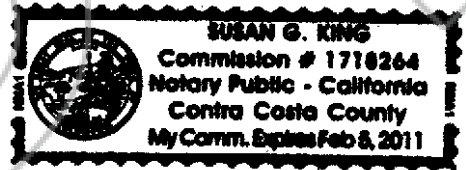
On July 9, 2007, before me Susan G. King a Notary Public, personally appeared Dennis Cedros personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

My Commission Expires: February 5, 2011

Signature: *Susan G. King*

Name: Susan G. King



(Seal)

OPTIONAL: Grant Deed Escrow #060701131, Nevada Property.

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

Order No.: 060701131

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

**LEGAL DESCRIPTION 1:**

Adjusted Remainder Parcel 1 as set forth on that certain Record of Survey to Support a Boundary Line Adjustment for GENOA LAND INVESTORS, LLC., MDA ENTERPRISES, INC. and FOUR CREEKS VISALIA, L.P. filed for record in the office of the Douglas County Recorder on June 12, 2007, Book 0607, Page 3401, Document No. 0702844, Official Records.

ASSESSOR'S PARCEL NO. 1419-26-001-020

TOGETHER WITH the following easements for ACCESS:

(H) A non-exclusive 50 foot wide access easements, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998 as Document No. 433367 in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

(U) A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 0603680, of the Official Records of Douglas County, Nevada.

(N1) 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.

(F) An easement for non-exclusive access purposes within the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996 as Document No. 403934, in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada.

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(T) 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 Relocatable Private Access Easement (#OS6)", executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676 in Book 0204 Page 862, of the Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HERIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 12, 2007, BOOK 0607, PAGE 3379, AS FILE NO. 0702842, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION 2:

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:

Adjusted Parcel 17 as set forth on that certain Record of Survey to Support a Boundary Line Adjustment for GENOA LAND INVESTORS, LLC., MDA ENTERPRISES, INC. AND FOUR CREEKS VISALIA, L.P. filed for record in the office of the Douglas County Recorder on June 12, 2007, Book 0607, Page 3401, Document No. 0702844, Official Records.

APN 1419-26-001-017

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

DESCRIPTION EASEMENT #2

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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; thence South, 163.85 feet; 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,

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LEGAL DESCRIPTION - continued  
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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.

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 JUNE 12, 2007, BOOK 0607, PAGE 3379, AS FILE NO.  
0702842, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

AND TOGETHER WITH that certain non-exclusive private access  
easement as described below:

DESCRIPTION EASEMENT #0S7

50' WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (OVER PARCEL  
16, A.P.N. 1419-26-001-014)

A fifty-foot (50') wide strip of land for non-exclusive  
private access purposes located within a portion of Section  
26, Township 14 North, Range 19 East, Mount Diablo  
Meridian, lying 25 feet (25') on both sides of the  
following described centerline:

Commencing at the most easterly corner of Parcel 16 as  
shown on the Record of Survey to Support a Boundary Line  
Adjustment for Little Mondeaux Limousin Corporation  
recorded November 19, 2001 in the office of Recorder,  
Douglas County, Nevada as Document No. 528042;

thence along the northeasterly line of said Parcel 16,  
Continued on next page

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LEGAL DESCRIPTION - continued  
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North 58°31'29" West, 25.01 feet to the POINT OF BEGINNING;  
thence along a line 25 feet westerly of and parallel with  
the easterly line of said Parcel 16, the following courses:  
    South 33°08'08" West, 168.54 feet;  
    South 19°17'56" West, 192.13 feet;  
    South 06°55'50" West, 142.07 feet;  
    South 04°16'47" East, 148.06 feet;  
    South 08°17'50" West, 159.03 feet;  
    South 27°18'20" West, 270.10 feet;  
    South 38°59'28" West, 89.85 feet to a point on the southerly  
line of said Parcel 16, the TERMINUS of this description.

The sidelines of the above described strip of land shall be  
extended and shortened to terminate at said northeasterly  
line of Parcel 16 and said southerly line of Parcel 16.

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, Township 14 North, Range 19 East, 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 FEBRUARY 3, 2004, BOOK 0204, PAGE 882, AS FILE NO.  
0603677, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION 3:

Adjusted Parcel 16 as set forth on that certain Record of  
Survey to Support a Boundary Line Adjustment for GENOA LAND  
INVESTORS, LLC, MDA ENTERPRISES, INC. AND FOUR CREEKS  
VISALIA, L.P. filed for record in the office of the Douglas  
County Recorder on June 12, 2007, Book 0607 Page 3401,  
Document No. 0702844, Official Records.

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LEGAL DESCRIPTION - continued  
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APN 1419-26-001-018

DESCRIPTION EASEMENT #2

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

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; thence South, 163.85 feet;  
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  
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LEGAL DESCRIPTION - continued  
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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.

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 JUNE 12, 2007, BOOK 0607, PAGE 3372, AS FILE NO. 0702841, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

TOGETHER WITH a Grant of Slope Easement as set forth and described in document recorded November 7, 2005 in Book 1105, Page 3092, as Document No. 0660088, Official Records Douglas County, Nevada, for the benefit of Legal Descriptions 1,2 and 3.

ALSO TOGETHER WITH a temporary non-exclusive easement for private access over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway in the Easement Area, and so forth, created in that certain document entitle "Grant of Easement", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 168, as Document No. 0673811, Official Records of Douglas County,  
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LEGAL DESCRIPTION - continued  
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Nevada, for the benefit of Canyon Creek Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 16, 17 and 19.

ALSO TOGETHER WITH perpetual non-exclusive easements (i) for private access and (ii) for public utilities over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 347, as Document No. 0673835, Official Records of Douglas County, Nevada, for the benefit of Canyon Creeks Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 14, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the right, at any time, to enter upon the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements" recorded May 1, 2006 in Book 0506, Page 377, as Document No. 0673836, Official Records of Douglas County, Nevada, for the benefit of Adjusted Parcels 13, 16, 17 and 19.

