DECLARATION OF VALUE

Recorded 1-8-98

Instrument # 228389

Full Value of Property Interest Conveyed	$	5,800,000
Less Assumed Liens & Encumbrances	-	[redacted]
Taxable Value (NRS 375.010)	$	[redacted] 5,800,000
Real Property Transfer Tax Due	$	[redacted] 7,540.00 6,380.00 co. 1,160.00 St.

If exempt, state reason. NRS 375.090, Section _____ Explain:

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City State Zip

DW

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Lisa Hallmark
Signature of Declarant

Lisa Hallmark
Name (Please Print)

98178249-A
Escrow Number

STEWART [illegible] Firm Name

1070 Caughlin [illegible]
Reno, NV 89509 Address

City State Zip

Unofficial Copy

RPTT [redacted] LYON COUNTY RPTT $7,540.00

carson city rptt $260.00

98178249-A

When recorded, mail to
the Grantee as follows:
COMLAW NO. 445
Attention: James P. Shinehouse
3725 Electronics Way
Lancaster, Pennsylvania 17604

Mail all tax bills to:
Dayton Valley Investors, LLC
419 W. Plumb Lane #101
Reno, NV 89509

APN's: 6-091-11; 14-011-01; 10-011-10; 16-362-18; 19-591-01; 16-362-11; 16-362-13; 16-363-06; 16-363-07; 16-363-08; 16-363-09; 16-364-30; 16-364-34; 16-363-21; 16-363-23; 16-361-32; 16-361-08; 16-361-28; 16-361-29; 16-361-30; 16-362-23; 19-450-23; 19-454-60; 19-454-61; 19-456-25; 19-582-05; 19-617-08; 19-617-10; 19-617-11; 19-617-12; 19-617-13; 19-617-14; 19-617-15; 19-617-16; 19-617-17; 19-617-18; 19-617-19; 19-617-20; 19-617-22; 19-617-23; 19-631-06; 19-631-07; 19-631-08; 19-631-09; 19-631-10; 19-631-11; 19-631-12; 19-631-13; 19-631-14; 19-631-15; 19-631-16; 19-714-01

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 5th day of January, 1999, by and between COMLAW NO. 445, a United Kingdom corporation, hereinafter referred to as "GRANTOR," and DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company, hereinafter referred to as "GRANTEE."

W I T N E S S E T H:

That GRANTOR, in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the GRANTEE, and to its heirs, successors and assigns forever, all of their right, title and interest in and to that certain real property, lying and situate in Lyon County, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated by this reference as if fully set forth herein.

UNOFFICIAL DOCUMENT

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances, unto the said GRANTEE and to its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed the conveyance the day and year first above written.

COMLAW NO. 445,
a United Kingdom Corporation

By: _____
JAMES P. SHINEHOUSE
Its: Director

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

On this 5 day of January, 1999, personally appeared before me, a Notary Public, JAMES P. SHINEHOUSE, personally known (or proved) to me to be the Director of COMLAW NO. 445, a United Kingdom Corporation, whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, and who acknowledged to me that he executed the foregoing document in his capacity as Director of COMLAW NO. 445.

R. RICH
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 92-0691-3 - EXPIRES FEB. 8, 2000

NOTARY PUBLIC

228389

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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON & CARSON CITY, described as follows:

PARCEL ONE:

Township 15 North, Range 22 East, M.D.B. & M.,:

Section 6: Southeast 1/4 of Northwest 1/4; East 1/2 of Southwest 1/4; Lots 5, 6 & 7

Section 7: East 1/2 of West 1/2; Lots 1, 2, 3 & 4

Section 18: Northeast 1/4 of Northwest 1/4; Lot 1

EXCEPTING THEREFROM all coal and other minerals, as reserved by the United States of America, in Patent No. 1028587, recorded August 26, 1929, in Book Z of Deeds, Page 139, File No. 36583.

ASSESSOR'S PARCEL NO. 14-011-01 (Lyon County)
10-011-10 (Carson City)

PARCEL TWO:

That portion of the Northeast 1/4 of Section 23, Township 16 North, Range 21 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 1 of that certain RECORD OF SURVEY MAP for the JOE RICCI PARCELS recorded as File No. 91721 of the Official Records of said Lyon County; thence Southerly along the Westerly line of Parcel 1, S. 4°46'02" E., 282.90 feet to the Southwesterly corner of said Parcel 1, said corner also being the Southeasterly corner of Parcel 2 of that certain BOUNDARY LINE ADJUSTMENT recorded as File No. 122950 of the Official Records of said Lyon County; thence Westerly along the Southerly line of said Parcel 2, N. 89°34'03" W., 102.23 feet to the Southwesterly corner of said Parcel 2; thence Northerly along the Westerly line of said Parcel 2, N. 6°16'03" W., 204.99 feet; thence N. 11°03'30" E., 106.69 feet; thence N. 10°17'42" E., 133.07 feet; thence N. 16°06'39" E., 165.60 feet; thence S. 77°24'55" E., 512.57 feet to a point on the Northwesterly right-of-way line of Dayton Valley Road; thence Southwesterly along said right-of-way line,

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S. 21°35'16" W., 86.40 feet to the beginning of a curve concave to the Northwest and having a radius of 950.00 feet; thence Southwesterly along said curve through a central angle of 4°39'05" an arc distance of 77.12 feet; thence S. 22°48'20" W., 86.50 feet; thence N. 63°45'39" W., 23.86 feet to the Northeasterly corner of said Parcel 1; thence Westerly along the Northerly line of said Parcel 1, S. 76°17'25" W., 164.13 feet; thence N. 75°53'55" W., 218.52 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 6-091-11

PARCEL THREE:

A portion of Sections 18 & 19, Township 16 North, Range 22 East, and Section 24, Township 16 North, Range 21 East, M.D.B.&M., described as follows:

Parcel 1B, as shown on the Amended Map of Boundary Line Adjustment, filed in the office of the Lyon County Recorder, on November 26, 1990, filed No. 137711.

ASSESSOR'S PARCEL NO. 16-363-09

PARCEL FOUR:

Parcel 2B, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 26, 1991, File No. 147040.

ASSESSOR'S PARCEL NO. 16-363-08

PARCEL FIVE:

Parcel 1A-3A, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 26, 1991, File No. 147040.

ASSESSOR'S PARCEL NO. 16-363-07

PARCEL SIX:

Parcel 1A-3D-1A, as shown on the Parcel Map for John Lawrence

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(Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 29, 1992,, File No. 156114.

ASSESSOR'S PARCEL NO. 16-364-30

PARCEL SEVEN:

Amended Parcel 1A-3D-1C, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on January 21, 1993, File No. 158406.

ASSESSOR'S PARCEL NO. 16-364-34

PARCEL EIGHT:

A portion of the Northwest 1/4 of Section 19, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 3A, as shown on the Parcel Map for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder on March 29, 1.88, File No. 114569, and as amended by the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder on April 25, 1991, File No. 141060 and Lot 2, as shown on the map of Eldorado Lakes Office Commercial Center, filed in the Office of the Lyon County Recorder, on May 18, 1989, as File No. 124478.

EXCEPTING THEREFROM Lot 1, as shown on the Map of Eldorado Lakes Office Commercial Center, filed in the Office of the Lyon County Recorder on May 18, 1989, File No. 124478.

ASSESSOR'S PARCEL NO. 16-362-18 and 16-362-13

PARCEL NINE:

Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 24, 1989, File No. 124613.

EXCEPTING THEREFROM all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 1, as recorded in Document No. 129581, in the office of the Lyon County Recorder on December 7, 1989, and all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 2, as recorded in

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Document No. 134315, in the Office of the Lyon County Recorder, on July 5, 1990, Official Records and all that portion of Parcel 3A lying Westerly of the Westerly Boundary Line of Dayton Valley Airpark Estates Unit 1.

ASSESSOR'S PARCEL NO. 16-363-23

PARCEL TEN:

Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 23, 1989, File No. 124613.

EXCEPTING THEREFROM all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 1, as recorded in the Document 129581, in the Office of the Lyon County Recorder on December 7, 1989, and all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 2, as recorded in Document No. 134315, in the Office of the Lyon County Recorder, on July 5, 1990, Official Records and all that portion lying Easterly of the Easterly Boundary Line of Dayton Valley Airpark Estates Unit 2.

ASSESSOR'S PARCEL NO. 19-591-01

PARCEL ELEVEN:

Being a portion of the Northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B. & M., described as follows:

Parcel 3B as shown on that certain parcel map for John Lawrence (Nevada), Inc., Recorded in the Office of the Lyon County Recorder on March 29, 1988 as File No. 114569.

ASSESSOR'S PARCEL NO. 16-362-11

PARCEL TWELVE:

A portion of Section 19 Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 1A-3B as shown on that certain Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., Filed in the Office of the Lyon County Recorder on November 26, 1991 as File No. 147040.

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ASSESSOR'S PARCEL NO. 16-353-06

PARCEL THIRTEEN:

Being a portion of Section 19, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 4A-1 as shown on that certain Amended Map of a Boundary Line Adjustment for John Lawrence (Nevada) Inc., Filed in the Office of the Lyon County Recorders Office November 26, 1990 as File No. 137734, and Amended by Certificate of Amendment Recorded January 25, 1991 as Document No. 139244.

ASSESSOR'S PARCEL NO. 16-363-21

PARCEL FOURTEEN:

All that property being a portion of the East 1/2 of Section 18 and the Northwest 1/4 of Section 17, Township 16 North, Range 22 East, M.D.B. & M., Lyon County, Nevada, described as follows:

BEGINNING at the center 1/4 of said Section 18, as shown on the final map of North Pointe, Unit 2, on file with the Lyon County Recorder, as Document No. 175796 of Official Records; thence along the mid-section line of said Section 18, North 00°32'42" East, 1331.54 feet to the center-North 16th corner of said Section 18; thence South 89°21'35" East, 2639.52 feet to the North 16th corner common to Section 18 and Section 17; thence along the line common to said Sections, North 01°06'35, East, 1324.74 feet to the corner common to Sections 7, 8, 17 & 18; thence along the North line of said Section 17, South 89°43'16" East, 2636.43 feet to a point of cusp on the North right-of-way of Dayton Valley Road from which a radial line bears North 75°33'11" West, and also being a point on an 830.00 foot radius curve concave to the Southeast; thence Southwesterly along said curve, through a central angle of 15°56'45", an arc distance of 2[illegible].00 feet; thence continuing along said North right-of-way, South 59°36'26" West, 5677.78 feet; thence North 30°22'56" West, 405.07 feet to the point of beginning.

ASSESSOR'S PARCEL NO. 16-361-32

PARCEL FIFTEEN:

All that certain piece or parcel of land situate in Lyon County,

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Nevada, being a portion of Section 17, Township 16 North, Range 22 East, M.D.B. & M., being more particularly described as follows:

Parcel 4, as shown onthe Map of Division into Large Parcels for Ralph Herman, filed in the Office of the Lyon County Recorder, on December 27, 1984, File No. 90411.

ASSESSOR'S PARCEL NO. 16-361-08

PARCEL SIXTEEN:

Parcel 1A-2, as shown on that certain Parcel Map for John Lawrence (Nevada), Inc., recorded in the office of the Lyon County Recorder, June 7, 1995, as Document No. 182901.

ASSESSOR'S PARCEL NO. 16-361-28

PARCEL SEVENTEEN:

A portion of Section 18 & 19, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel 1A-3 as shown on that certain parcel map for John Lawrence (Nevada), Inc., recorded June 7, 1995, as Document No. 182901, in the office of the Lyon County Recorder.

ASSESSOR'S PARCEL NO. 16-361-29

PARCEL EIGHTEEN:

A portion of Section 18, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel 1A-4 as shown on that certain parcel map for John Lawrence (Nevada), Inc., recorded June 7, 1995, as Document No. 182901, in the office of the Lyon County Recorder.

ASSESSOR'S PARCEL NO. 16-361-30

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(PARCEL NINETEEN INTENTIONALLY OMITTED)

PARCEL TWENTY:

A portion of Section 19, Township 16 North, Range 22 East, and Section 24, Township 16 North, Range 21 East, M.D.B. & M., described as follows:

Parcel 2A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on april 25, 1991, File No. 141060.

EXCEPTING THEREFROM all that certain property lying Southerly of the Southerly boundary of Dayton Valley Country Club, Unit 2B, filed in the office of the Lyon County Recorder, on May 7, 1992, as Document No. 151220.

ALSO EXCEPTING THEREFROM all that certain property lying within the boundaries of Dayton Valley Country Club 2B and 2C.

ASSESSOR'S PARCEL NO. 16-362-23

PARCEL TWENTY ONE:

Lots 116, 118, to 128, 130, 131, as shown on the Map of Dayton Valley County Club Unit No. 2E, a Planned Unit Development, filed for record in the office of the Lyon County Recorder, on June 6, 1995, as Document No. 194108 of Lyon County, State of Nevada.

ASSESSOR'S PARCEL NO. 19-617-08, 10 to 20, 22 & 23

PARCEL TWENTY TWO:

Lots 121 to 131, inclusive, as shown on the map of Dayton

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Valley Country Club Unit 4, filed in the office of the Lyon County Recorder, on November 5, 1992, File No. 156206.

ASSESSOR'S PARCEL NO. 19-631-06 to 16

PARCEL TWENTY THREE:

Lots 12 and 13 as shown on the Map of River Village Unit No. 5, filed in the Office of the Lyon County Recorder on December 7, 1989, as File No. 129582.

ASSESSOR'S PARCEL NO. 19-454-60 (Lot 12)
19-454-61 (Lot 13)

PARCEL TWENTY FOUR:

Being a portion of Section 18 Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Lot C1 as shown on that certain Record of Survey supporting a Lot Line Adjustment for John Lawrence (Nevada) Inc., Filed in the Office of the Lyon County Recorders Office May 30, 1996 as File No. 193851.

ASSESSOR'S PARCEL NO. 19-582-05

PARCEL TWENTY FIVE:

Being a portion of Section 24, Township 16 North, range 21 East, M.D.B. & M., described as follows:

Lot A and Lot B as shown on the Official Map of River Village Unit 3A, Filed in the Office of the Lyon County Recorders Office on May 5, 1988 as File No. 115674.

ASSESSOR'S PARCEL NO. 19-450-23 (Lot A)
19-456-25 (Lot B)

PARCEL TWENTY SIX:

Being a portion of Section 18, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Lot A, as shown on the Official Map of Dayton Valley Country

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Club Unit 3B, Filed in the Office of the Lyon County Recorders Office on June 15, 1995 as File No. 183173.

ASSESSOR'S PARCEL NO. 19-714-01

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OFFICIAL RECORDS
LYON COUNTY, NEV.
REQUESTED BY
STEWART TITLE OF

99 JAN -8 PM 2:42

COUNTY RECORDER

FEE 17.00 DEP.