

A.P. NO. 011-471-05, 011-472-01, 011-472-09, 011-472-19, 011-472-21, 011-472-23,
011-473-01, 011-473-03, 011-473-04, 011-473-06, 011-473-10, 011-473-11, 011-473-12,
011-473-17, 011-473-20, 011-474-01, 011-474-03, 011-474-07, 011-474-09, 011-474-11,
011-474-13, 011-474-15, 011-474-20, 011-474-21, 011-475-09

Escrow No. 2001-58354-MH
R.P.T.T. \$4,056.75



2646751
01/30/2002
1 of 9

WHEN RECORDED MAIL TO:
280 Island Avenue LLC
2305 Stowe
Reno, NV 89511

MAIL TAX STATEMENT TO:
Same as above

GRANT, BARGAIN and SALE DEED

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

KEVIN L. JOHNSON and REBECCA G. JOHNSON, husband and wife as joint tenants as to an undivided 10% interest, and GRADY W. KROMER and CHERYL L. KROMER, Trustees of THE KROMER FAMILY TRUST dated February 25, 1987 as to an undivided 90% interest, as tenants in common.

do(es) hereby *GRANT, BARGAIN and SELL* to

280 ISLAND AVENUE, LLC, a Nevada limited liability company

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

SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION

RESERVING UNTO THE GRANTOR ALL WATER AND WATER RIGHTS, BOTH SURFACE RIGHTS AND GROUND WATER RIGHTS, DITCH RIGHTS, CONVEYANCE RIGHTS, DITCH STOCK OR APPURTENANCES OF ANY KIND OR NATURE RELATING TO WATER AND WATER RIGHTS APPURTENANT TO OR USED IN CONNECTION WITH THE REAL PROPERTY DESCRIBED HEREIN.



Escrow No. 2001-58354-MH

TOGETHER with all other tenanments, herditaments and appurtenaces, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, except as reserved above.

Dated: 1/23/02

KEVIN L. JOHNSON

REBECCA G. JOHNSON

THE KROMER FAMILY TRUST dated
February 25, 1987

BY:

Grady W. Kromer, Trustee

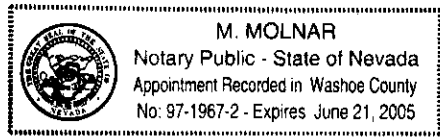
BY:

Cheryl L. Kromer, Trustee

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 1/23/02, by
KEVIN L. JOHNSON AND REBECCA G. JOHNSON.

Notary Public



STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 1/23/02, by
GRADY W. KROMER AND CHERYL L. KROMER, Trustees of The Kromer Family Trust.

Notary Public

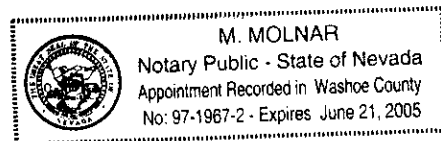




EXHIBIT 'A'

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

PARCEL 1:

Unit 202 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 2:

An undivided 1.628310% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 3:

Unit 301 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 4:

An undivided 0.604876% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 5:

Unit 401 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 6:

An undivided 0.561577% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 7:

Unit 503 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

Description Continued

PARCEL 8:

An undivided 1.733277% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 9:

Unit 505 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 10

An undivided 1.266172% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 11:

Unit 507 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 12:

An undivided 0.461857% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 13:

Unit 804 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 14:

An undivided 1.140210% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.



Description Continued

PARCEL 15:

Unit 603 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 16:

An undivided 1.733277% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 17:

Unit 604 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 18:

An undivided 1.140210% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 19:

Unit 606 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 20:

An undivided 1.050988% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 21:

Unit 702 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.



Description Continued

PARCEL 22:

An undivided 0.985383% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 23:

Unit 703 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 24:

An undivided 1.733277% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 25:

Unit 704 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 26:

An undivided 1.140210% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 27:

Unit 801 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 28:

An undivided 0.561577% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.



Description Continued

PARCEL 29:

Unit 901 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 30:

An undivided 0.561577% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 31:

Unit 903 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 32:

An undivided 1.733277% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 33:

Unit 907 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 34:

An undivided 0.461857% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 35:

Unit 1001 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.



Description Continued

PARCEL 36:

An undivided .561577% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 37:

Unit 1003 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 38:

An undivided 1.733277% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 39:

Unit 1005 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 40:

An undivided 1.266172% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 41:

Unit 1007 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 42:

An undivided 0.461857% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.



Description Continued

PARCEL 43:

Unit 1104 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 44:

An undivided 1.140210% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 45:

Unit 1105 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 46:

An undivided 1.266172% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 47:

Unit 1401 of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

PARCEL 48:

An undivided 0.561577% interest in the "Common Elements" as shown on the map of Park Towers, a condominium subdivision, Map No. 3941 filed in the office of the County Recorder of Washoe County, State of Nevada on April 13, 2001 as File No. 2542882 of Official Records.

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01/30/2002 03:29P Fee:22.00
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Requested By
FIRST AMERICAN TITLE
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 9 of 9 RPTT 4056.75

