

A.P. NO. 011-472-04; 011-472-12; 011-474-04; 011-474-05; 011-474-10; 011-474-17

Escrow No. *Alcom*
R.P.T.T. \$*1023.75*

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.



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

Dated: 12/20/02

[Signature]
KEVIN L. JOHNSON
[Signature]
REBECCA G. JOHNSON

THE KROMER FAMILY TRUST dated February 25, 1987

By: [Signature]
GRADY W. KROMER, Trustee

By: [Signature]
CHERYL L. KROMER, Trustee

M MOLNAR
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No 97-1967-2 - Expires June 21, 2005

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on Dec. 20, 2002, by KEVIN L. JOHNSON AND REBECCA G. JOHNSON

[Signature]
Notary Public

M MOLNAR
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No 97-1967-2 - Expires June 21, 2005

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on Dec. 20, 2002, by GRADY W. KROMER AND CHERYL L. KROMER, Trustees of The Kromer Family Trust.

[Signature]
Notary Public



PARCEL 1:

Unit 304 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 1.140210% 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 3:

Unit 404 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 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 5:

Unit 904 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 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.

EXHIBIT A



description continued

PARCEL 7:

Unit 905 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 8:

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 9:

Unit 1002 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 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 11:

Unit 1101 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 0.561577% 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.

EXHIBIT A



COPY

DOC # 2780037

12/20/2002 04:35P Fee:18.00

BK1

Requested By

FIRST AMERICAN TITLE

Washoe County Recorder

Kathryn L. Burke - Recorder

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