

A.P. NO. 011-473-02; 011-473-18; 011-473-19; 011-473-22; 011-475-01; 011-476-03

Escrow No.

R.P.T.T. \$ 900.00

**WHEN RECORDED MAIL TO:**

280 Island Avenue, LLC  
2305 Stowe  
Reno, NV 89511

**MAIL TAX STATEMENT TO:**

Same as above

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**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.**





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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: 2/26/03

\_\_\_\_\_  
KEVIN L. JOHNSON  
  
\_\_\_\_\_  
REBECCA G. JOHNSON

THE KROMER FAMILY TRUST dated  
February 25, 1987

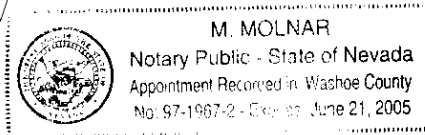
By:   
\_\_\_\_\_  
GRADY W. KROMER, Trustee

By:   
\_\_\_\_\_  
CHERYL L. KROMER, Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on Feb. 26, 2003, by  
KEVIN L. JOHNSON AND REBECCA G. JOHNSON

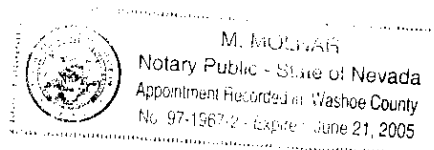
\_\_\_\_\_  
Notary Public



STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on Feb. 26, 2003, by  
GRADY W. KROMER AND CHERYL L. KROMER, Trustees of The Kromer Family Trust.

\_\_\_\_\_  
Notary Public





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PARCEL 1:

Unit 602 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 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 3:

Unit 802 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 0.985383% 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 5:

Unit 803 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 1.733277% 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.



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(description continued)

PARCEL 7:

Unit 806 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 1.050988% 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 9:

Unit 1201 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 0.561577% 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 11:

Unit 1603 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 0.330648% 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.

COPY

**DOC # 2812837**

02/28/2003 09:57A Fee:18.00

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Requested By

FIRST AMERICAN TITLE

Washoe County Recorder

Kathryn L. Burke - Recorder

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