

A.P. NO. 011-472-13; 011-475-11; 011-475-15

Escrow No. n/a
R.P.T.T. \$ 738.75

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: _____

KEVIN L. JOHNSON

REBECCA G. JOHNSON

THE KROMER FAMILY TRUST dated
February 25, 1987

By: *Grady W. Kromer*

GRADY W. KROMER, Trustee

By: *Cheryl L. Kromer*

CHERYL L. KROMER, Trustee

STATE OF NEVADA
COUNTY OF WASHOE

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

Notary Public

STATE OF ~~NEVADA~~ Arkansas
COUNTY OF ~~WASHOE~~ Garland

This instrument was acknowledged before me on March 19, 2003 by
GRADY W. KROMER AND CHERYL L. KROMER, Trustees of The Kromer Family Trust.

Carron Denise Duck

Notary Public


OFFICIAL SEAL
CARRON DENISE DUCK
Notary Public-Notary Seal
State of Arkansas
County of Garland
My Commission Expires 9-13-2010

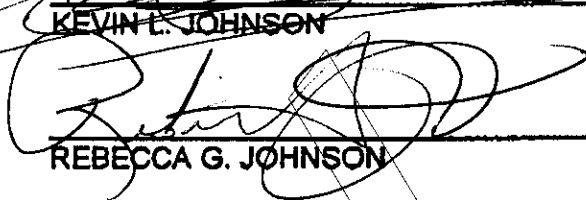
2023684
03/20/2003
2 of 4



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

Dated: 3-20-03



KEVIN L. JOHNSON


REBECCA G. JOHNSON

THE KROMER FAMILY TRUST dated
February 25, 1987

By: _____
GRADY W. KROMER, Trustee

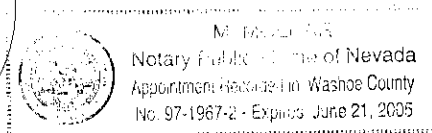
By: _____
CHERYL L. KROMER, Trustee

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 3-20-03, by
KEVIN L. JOHNSON AND REBECCA G. JOHNSON



Notary Public



STATE OF NEVADA
COUNTY OF WASHOE

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

Notary Public



PARCEL 1:

Unit 405 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 1.266172% 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 3:

Unit 1403 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 1.733277% 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 5:

Unit 1407 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 0.461857% 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.

DOC # 2823684
03/20/2003 01:55P Fee:17.00
BK1
Requested By
FIRST AMERICAN TITLE
Washoe County Recorder
Kathryn L. Burke, Recorder
Pg 4 of 4 RPT 738.75



Exhibit A