



2823873
03/20/2003
1 of 3

A.P. NO. 011-475-12

Escrow No. 2061900-MM
R.P.T.T. \$ 209.25

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,

GRADY W. KROMER and CHERYL L. KROMER, Trustees of THE KROMER FAMILY TRUST
dated February 25, 1987,

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

280 ISLAND AVENUE, LLC, a Nevada limited liability company, an undivided ninety percent (90%) interest in

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.



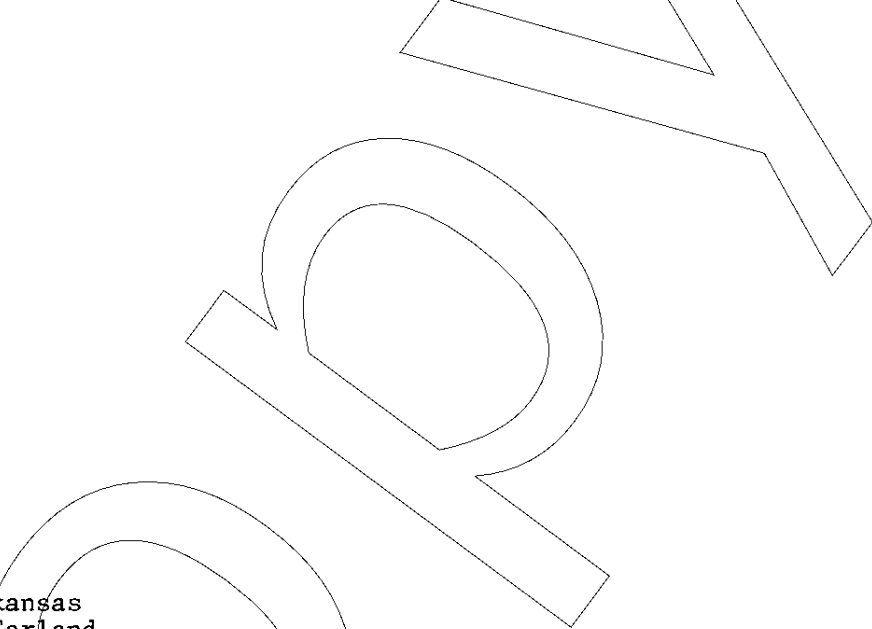
TOGETHER with all other tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, except as reserved above.

Dated: 3-19-03

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~~ ^{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

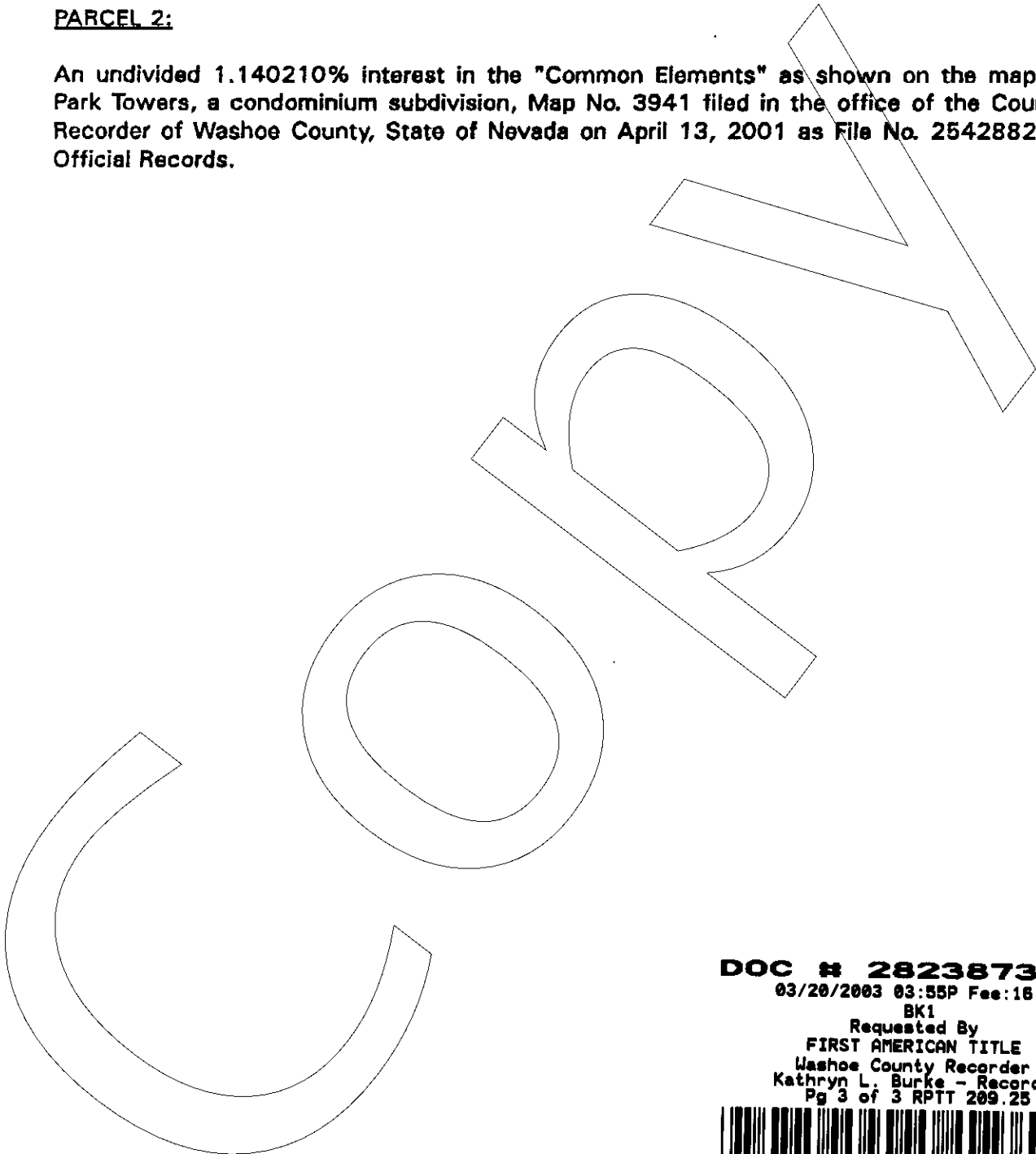
OFFICIAL SEAL
CARRON DENISE DUCK
Notary Public-Notary Seal
State of Arkansas
County of Garland
My Commission Expires 9-10-2010 *CD*

PARCEL 1:

Unit 1404 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.



DOC # 2823873
03/20/2003 03:55P Fee:18.00
BK1
Requested By
FIRST AMERICAN TITLE
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 3 of 3 RPTT 209.25



Grant, Bargain and Sale Deed