

Escrow Number: 899827 DMS/dsw
RPTT: \$5,270.20
APN#: 45-101-27/45-521-01/

WHEN RECORDED, MAIL TAX STATEMENTS TO:
Adaven Management, Inc.
c/o American West
250 Pilot Rd #140
Las Vegas, NV 89119

GRANT, BARGAIN and SALE DEED

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

E.A. Collins Development Corp., a Nevada corporation

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

Adaven Management, Inc., a Nevada corporation

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

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

Subject to:

1. All general and special taxes for the current year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
3. All tenements, hereditaments, and appurtenances
4. All easements benefitting the real property
5. All water rights relating to, upon, benefitting, belonging or appertaining to the real property, whether owned by Grantor or to which Grantor has rights
6. Any reversions, remainders, rents, issues or profits belonging or appertaining to the real property
7. All rights of Grantor (without warranty, and only to the extent they exist) under the Real Estate Purchase Contract dated August 11, 1998, between E.A. Collins, the predecessor of Seller, and Perry Bowman, Norma Bowman and the Bowman Family, and particularly the rights possessed by Grantor pursuant to Paragraph 33 of such Contract;
8. Deed of Trust now of record in favor of Perry Bowman and Norma Bowman, Trustees of the Perry and Norma 1996 Living Trust in the original amount of \$2,880,000.00 recorded November 25, 1998 as Instrument No. 457757.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

E.A. Collins Development Corp., a Nevada corporation

Andrew C. Pelter 12/13/01
By: Andrew C. Pelter, President Date

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 2/13/01 by Andrew C. Pelter, President of E.A. Collins Development Corp., a Nevada corporation

Dorothy M. Sweet
Notary Public
(My commission expires: _____)

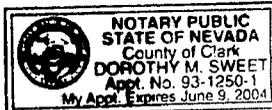


EXHIBIT "A"

PARCEL I:

SITUATE WITHIN THE SOUTH ONE-HALF (S 1/2) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL 3 OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 30, 1991 AS FILE NO. 277120 TOGETHER WITH THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED MARCH 12, 1991 AS FILE NO. 279957 IN THE OFFICE OF THE COUNTY RECORDER OF NYE COUNTY, NEVADA.

PARCEL II:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B.&M.

PARCEL III:

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B.&M., NYE COUNTY, NEVADA.

PARCEL IV:

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B.&M.

PARCEL V:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B. & M. NYE COUNTY

PARCEL VI:

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 54 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM

THAT PORTION THEREOF CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED FEBRUARY 10, 1954 IN BOOK 2 AS DOCUMENT NO. 3069.

Official Records Nye County Nevada
Requested By First American Title Co
12/18/01 2 49 PM
Donna L. Motis Recorder
Fee \$15.00 State S

526414
Dep to

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 45-101-27/45-521-01
- b) 45-171-01/45-121-08
- c)
- d)

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobil Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>526414</u>
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) **\$4,054,000.00**
 Transfer Tax Value **(\$0.00)**
 Real Property Transfer Tax Due **\$4,054,000.00**
\$5,270.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Andrew C Peltzer* Capacity: PRESIDENT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ANDREW C PELTZER
 Address: 7560 W. SAFARI #101

 City: LAS VEGAS
 State: NV ZIP: 89117

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lawrence D Conarelli, President
 Address: 25c Pilot Rd #140

 City: Las Vegas
 State: NV ZIP: 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Company of Nevada
 3760 Pecos McLeod Interconnect, Suite 7
 Escrow Number: 899827 DMS/dsw
 Las Vegas, NV 89121-4241