

OWNER/RESPONSIBLE TAXPAYER:

Eagles Nest, LLC  
10901 Lowell, Suite 100  
Overland Park, KS 66210  
Map 142, Part of Parcel 031-S1001

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, Tennessee 37929  
File No. 78826

### WARRANTY DEED

THIS INDENTURE made as of this 23rd day of April, 2004, between RENEGADE RESORT, LLC, a Nevada limited liability company, First Party, and EAGLES NEST, LLC, a Missouri limited liability company, Second Party:

### WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

(SEE PROPERTY DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

BEING part of the property conveyed to Renegade Resort, LLC, by deed from Cumberland Gardens Acquisition Corporation, dated January 6, 2000, and recorded in Book 1047, page 1750, in the Cumberland County Register's Office.

TOGETHER WITH easements for ingress and egress and utilities upon, over, under and through Renegade Mountain Parkway as shown upon the parcel sketch attached to the description herein along with any other private and/or public roadways within the Renegade Resort development.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever provided, however, this conveyance is made subject to the matters set forth on Exhibit "B" attached and 2004 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

Ret.  
\*  
(8089)

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

RENEGADE RESORT, LLC

BY: Joseph Louis Wucher, Sr.  
Joseph Louis Wucher, Sr.

TITLE: Managing Member

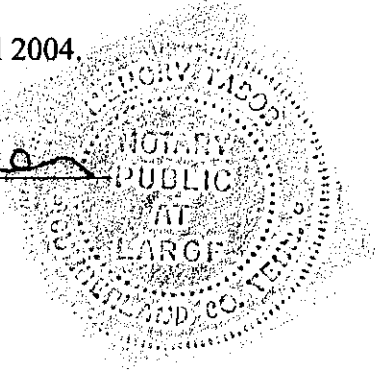
STATE OF TENNESEE

COUNTY OF CUMBERLAND

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph Louis Wucher, Sr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of RENEGADE RESORT, LLC, the within named bargainor, a limited liability company, that he as such is being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member

WITNESS my hand and official seal at office this 23<sup>rd</sup> day of April 2004.

Memor Zala  
Notary Public



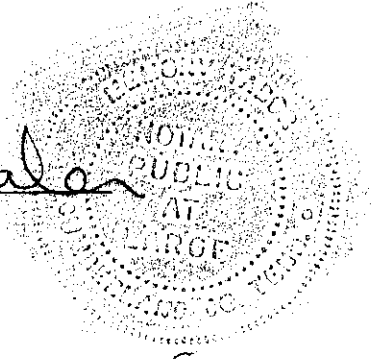
My Commission Expires: 1/2/06

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ ~~1.00~~ and other valuable considerations.  
\$1,200,000.00

Joseph Louis Wucher, Sr  
Affiant

Subscribed and sworn to before me this 23<sup>rd</sup> day of April, 2004.

Memor Zala  
Notary Public



My Commission Expires: 1/2/06

**LEGAL DESCRIPTION  
Mountain View Estates  
Pod K  
At  
Renegade Mountain**

Jul 30, 2002

**LEGAL DESCRIPTION  
Pod k**

Being a tract of land located in the Fourth District of Cumberland County, Tennessee and being within the bounds of Renegade Mountain, formerly Cumberland Gardens Resort, formerly Renegade Resorts, being more particularly described as follows:

Begin at the Northwest corner of Lot 328 Block 9, as recorded in Plat Book 3, Page 51-52, at the Cumberland County Register of Deeds, Cumberland County, Tennessee.

Thence N 28d34'24" E, 159.93 feet;

Thence N 61d08'17" W, 200.00 feet;

Thence N 40d31'01" E, 966.40 feet;

Thence N 54d53'24" E, 1781.38 feet;

Thence S 75d56'13" E, 478.95 feet to the point of curvature of a circular curve to the Left, having a radius of 825.00 feet, a chord bearing of S 84d40'33" E and a chord distance of 250.68 feet;

Thence along the arc of said circular curve 251.66 feet;

Thence N 86d35'08" E, 251.95 feet to the point of curvature of a circular curve to the Right, having a radius of 175.00 feet, a chord bearing of S 74d47'09" E and a chord distance of 111.80 feet;

Thence along the arc of said circular curve 113.80 feet;

Thence S 56d09'26" E, 45.52 feet to the point of curvature of a circular curve to the Right, having a radius of 50.00 feet, a chord bearing of S 02d17'36" W and a chord distance of 85.22 feet;

Thence along the arc of said circular curve 102.02 feet;

Thence S 60d44'37" W, 106.25 feet to the point of curvature of a circular curve to the Left, having a radius of 1075.00 feet, a chord bearing of S 47d41'17" W and a chord distance of 485.68 feet;

Thence along the arc of said circular curve 489.91 feet;

Thence S 34d37'57" W, 189.82 feet to the point of curvature of a circular curve to the Left, having a radius of 1075.00 feet, a chord bearing of S 40d56'32" W and a chord distance of 236.29 feet;

Thence along the arc of said circular curve 236.77 feet;

Thence S 13d23'05" W, 57.72 feet to the point of curvature of a circular curve to the Left, having a radius of 200.00 feet, a chord bearing of S 40°04'15" E and a chord distance of 321.36 feet;

Thence along the arc of said circular curve 373.19 feet;

Thence N 86d28'24" E, 450.98 feet to the point of curvature of a circular curve to the Right, having a radius of 324.92 feet, a chord bearing of S 78d24'40" E and a chord distance of 169.48 feet;

Thence along the arc of said circular curve 171.46 feet to the point of compound curvature of a circular curve to the Right, having a radius of 100.00 feet, a chord bearing of S 28°47'51" E and a chord distance of 111.91 feet;

Thence along the arc of said circular curve 118.77 feet to the point of compound curvature of a circular curve to the Right, having a radius of 225.00 feet, a chord bearing of S 21°01'27" W and a chord distance of 122.50 feet;

Thence along the arc of said circular curve 124.06 feet;

Thence S 36d49'13" W, 143.21 feet to the point of curvature of a circular curve to the Right, having a radius of 175.00 feet, a chord bearing of S 63d02'41" W and a chord distance of 154.66 feet;

Thence along the arc of said circular curve 160.20 feet;

Thence S 89d16'08" W, 224.28 feet to the point of curvature of a circular curve to the Left, having a radius of 325.00 feet, a chord bearing of S 64d15'27" W and a chord distance of 274.82 feet;

Thence along the arc of said circular curve 283.75 feet;

Thence S 39d14'46" W, 170.88 feet to the point of curvature of a circular curve to the Right, having a radius of 175.00 feet, a chord bearing of S 52d51'36" W and a chord distance of 82.38 feet;

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Thence along the arc of said circular curve 83.16 feet;

Thence S 66d28'27" W, 472.64 feet to the point of curvature of a circular curve to the Right, having a radius of 175.00 feet, a chord bearing of N 78d16'48" W and a chord distance of 201.98 feet;

Thence along the arc of said circular curve 215.31 feet;

Thence N 43d02'02" W, 58.68 feet to the point of curvature of a circular curve to the Left, having a radius of 325.00 feet, a chord bearing of S 67d03'38" E and a chord distance of 264.66 feet;

Thence along the arc of said circular curve 272.58 feet;

Thence S 88d54'45" W, 563.53 feet to the point of curvature of a circular curve to the Left, having a radius of 275.00 feet, a chord bearing of S 57d45'18" W and a chord distance of 284.57 feet;

Thence along the arc of said circular curve 299.09 feet to the point of reverse curvature of a circular curve to the Right, having a radius of 325.00 feet, a chord bearing of S 40d35'33" W and a chord distance of 157.20 feet;

Thence along the arc of said circular curve 158.79 feet;

Thence S 54d35'29" W, 32.07 feet;

Thence N 35d18'19" W, 140.00 feet;

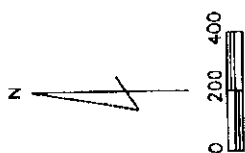
Thence S 55d15'12" W, 111.911 feet;

Thence S 73d15'59" W, 94.91 feet;

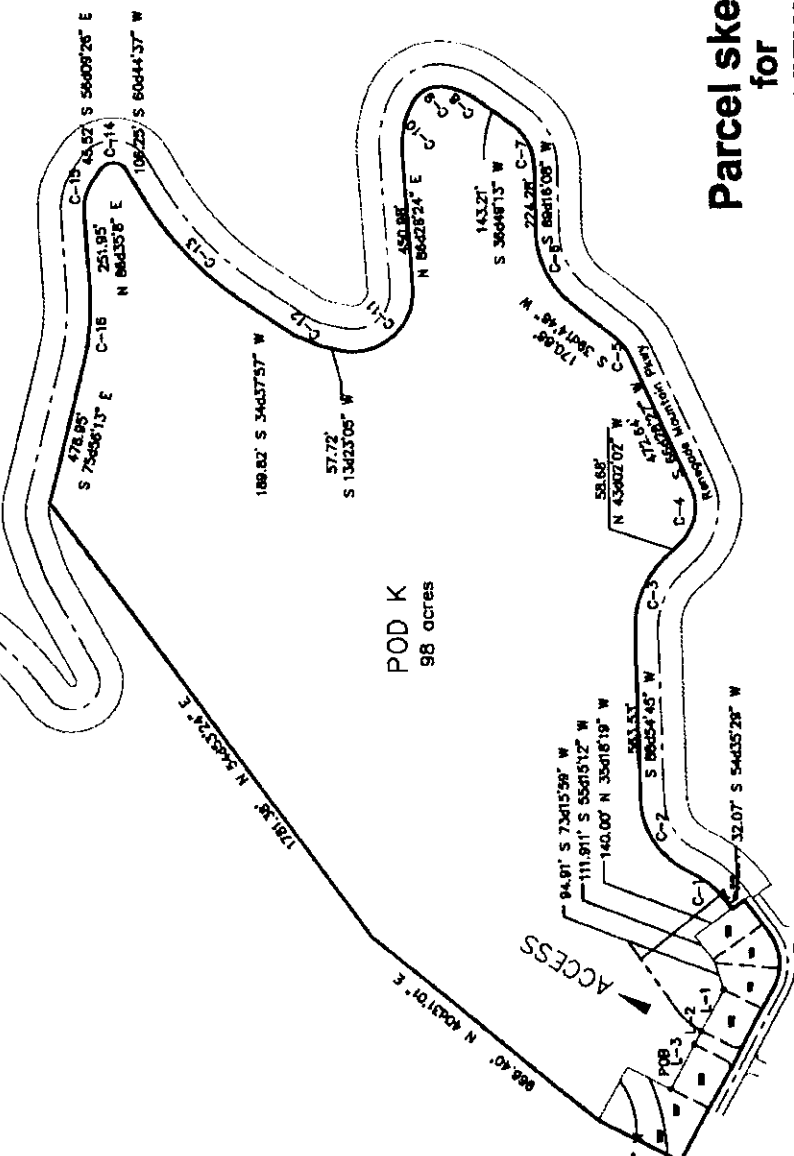
Thence N 61d26'03" W, 155.07 feet;

Thence N 61d41'35" W, 50.00 feet;

Thence N 61d41'34" W, 166.26 feet to the Point of Beginning of the herein described Parcel of Land: Containing 98 acres more or less. (Map 142, Portion of Parcel 31.00.)



- C-1 R=323.00'  
AL=158.79'  
CD=157.20'  
CB=S 40435'33" W
- C-2 R=275.00'  
AL=298.09'  
CD=284.57'  
CB=S 57445'18" W
- C-3 R=325.00'  
AL=272.56'  
CD=264.66'  
CB=N 87603'36" W
- C-4 R=175.00'  
AL=215.31'  
CD=201.96'  
CB=N 78618'48" W
- C-5 R=175.00'  
AL=83.16'  
CD=82.36'  
CB=S 52651'36" W
- C-6 R=323.00'  
AL=283.75'  
CD=274.82'  
CB=S 64415'27" W
- C-7 R=175.00'  
AL=180.20'  
CD=154.86'  
CB=S 63802'41" W
- C-8 R=225.00'  
AL=124.06'  
CD=122.50'  
CB=S 21801'27" W
- C-9 R=100.00'  
AL=118.77'  
CD=111.91'  
CB=S 28647'51" E
- C-10 R=324.97'  
AL=271.48'  
CD=169.48'  
CB=S 78624'40" E
- C-11 R=200.00'  
AL=373.19'  
CD=321.36'  
CB=S 40604'15" E
- C-12 R=1075.00'  
AL=236.77'  
CD=236.29'  
CB=S 40556'32" W
- C-13 R=1075.00'  
AL=489.91'  
CD=485.68'  
CB=S 47641'17" W
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**Parcel sketch  
for  
MOUNTAIN VIEW ESTATES  
POD K  
at  
RENEGADE MOUNTAIN**

Block 9 Renegade Mountain  
P.B. 3 Pg. 51-52

EXHIBIT "B"

- a. Title to that portion of the premises, if any located within the bounds of any cemetery, together with the right of ingress and egress thereto and the rights of internment and sepulcher.
- b. Easement conveyed to JL Wucher Company, LLC, and recorded in Book 1134, page 150, in the Cumberland County Register's Office, as the same may affect subject property.
- c. Right-of-way easement to the United States of America, dated September 11, 1979, of record in Deed Book 219, page 654, in the Cumberland County Register's Office, as the same may affect subject property.
- d. Reservation of minerals and mining rights in subject property of record in Deed Book 31, page 426, in the Cumberland County Register's Office, as the same may affect subject property.
- e. Reservation of minerals and mining rights in record in Deed Book 31, pages 445, in the Cumberland County Register's Office, as the same may affect subject property.
- f. Rights and privileges granted William E. Evans, et. al., by instrument of record in Misc. Book 81, page 377, in the Cumberland County Register's Office, as the same may affect subject property.
- g. Reservation of minerals and mining rights of record in Deed Book 261, page 49, in the Cumberland County Register's Office, as the same may affect subject property.
- h. Covenants and restrictions as set forth in Deed Book 124, page 5, as amended in Deed Book 347, page 76, in the Cumberland County Register's Office.
- i. Right-of-way for a road 16 feet, more or less, wide, running southwest through the above land to the salting ground as described in Deed Book 66, page 168, in the Cumberland County Register's Office, as the same may affect subject property.
- j. Reservation of minerals and mining rights of record in Deed Book 71, page 41, in the Cumberland County Register's Office, as the same may affect subject property.
- k. Road right-of-way easement granted to the United States of America by Charles L. Smith of record in Deed Book 219, page 649, in the Cumberland County Register's Office, as the same may affect subject property.
- l. The right, if any, of others to use for road purposes so much of subject property as lies in any roadway.
- m. Easement for ingress and egress in favor of the Cumberland County Playhouse, Inc., dated June 20, 1994, of record in Deed Book 470, page 388, in the Cumberland County Register's Office, as the same may affect subject property.
- n. Reservation of minerals contained in the deeds of record in Deed Book 366, page 53, Deed Book 343, page 499, and Deed Book 306, page 168, all in the Cumberland County Register's Office, as the same may affect subject property.
- o. Title to the minerals underlying the property described on Exhibit "A".

**BK 1169 PG 542**

State of Tennessee, County of CUMBERLAND  
Received for record the 17 day of  
MAY 2004 at 10:00 AM. (RECN 316219)  
Recorded in official records GENERAL IN  
Book 1169 pages 536- 542  
State Tax \$ 4440.00 Clerks Fee \$ 1.00,  
Recording \$ 37.00, Total \$ 4478.00,  
Register of Deeds JUDY GRAHAM SWALLOWS  
Deputy Register SUE OWENS