

REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 SEP 12 AM 9:19

WERNER CHRISTEN  
RECORDER

\$19<sup>00</sup> PAID *Kj* DEPUTY

A.P. No. 1318-15-802-008  
Escrow No. 141-2041189-CD/JEJ  
R.P.T.T. \$1,128.40

**WHEN RECORDED MAIL TO:**

Elk Point Development, LLC  
P.O. Box 1370  
Zephyr Cove, NV 89448

**MAIL TAX STATEMENT TO:**

Elk Point Development, LLC  
P.O. Box 1370  
Zephyr Cove, NV 89448

## **GRANT, BARGAIN and SALE DEED**

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

### **Pad Development, LLC, a Nevada Limited Liability Company**

does hereby *GRANT, BARGAIN and SELL* to

Distinctive Homes International LLC, a Nevada Limited Liability Company

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

**PARCEL I:**

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15; thence along the Section line common to Sections 15 and 22 North 89°54'09" West, 1,513.39 feet to a point on the Northeasterly right-of-way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of the Recorder, Douglas County, Nevada in Book T of Deeds, at Page 436; thence along said Northeasterly right-of-way North 47°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of the Recorder, Douglas County, Nevada, in Book 980 at Page 1969, as Document No. 48927, a found 3/4" iron pipe and plug RLS 3519; the Point of Beginning; thence continuing along said Northeasterly right-of-way North 47°36'00" West, 152.81 feet;

thence North 43°32'23" East, 70.01 feet  
thence South 47°36'25" West, 26.67 feet  
thence North 42°24'00" East 63.25 feet  
thence South 47°36'52" East 31.73 feet  
thence North 42°19'21" East 55.58 feet

thence South 47°36'00" East 171.43 feet to a point on the Westerly right-of-way of Elks Point Road;  
thence along said Westerly right-of-way South 42°24'00" West 163.84 feet;  
thence along the arc of a curve to the right having a delta angle of 90°00'0", radius of 25.00 feet and arc

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length of 39.27 feet to the Point of Beginning.

PARCEL II:

Those certain Reciprocal Easements as described in Declaration of Reciprocal Easement dated December 18, 1998, recorded December 21, 1998 in Book 1298, at Page 5054, as Document No. 457043, of Official Records of Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain document recorded January 4, 1999 in Book 199, Page 304 as Instrument No. 457942.

*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, and subject to the following prohibitions and reservations.

NO PORTION OF THE PROPERTY DESCRIBED AS PARCEL I shall ever be used for restaurant or fast-food service purposes, nor for any use that would require a parking ratio per square foot greater than that applicable by code or regulation for simple office or general retail usage. Any improvements to be constructed on the Parcel I Property shall be limited to a maximum of SIX THOUSAND (6,000) square feet of commercial floor area, in an essentially rectangular shape with its long-side parallel to Elks Point Road. Grantor (its successors and assigns) shall retain the right to approve the exterior design of the building to be constructed on such Property, which approval shall not be unreasonably withheld. The described Property shall not be used for the purpose of any entertainment or recreational facility, or any training or educational facility. As used herein "training or educational facility" includes, without limitation, a beauty school, barber college, place of instruction, or any other operation catering primarily to students or trainees rather than to customers, but excludes employee training by occupants of the improvements on the Property incidental to the conduct of their businesses. As used herein, "entertainment or recreational facility" includes, without limitation, a theater, carnival, bowling alley, skating rink, amusement center, electronic or mechanical games arcade, pool or billiard hall, betting parlor, bingo parlor, health or aerobic spa or studio, gymnasium, massage parlor, pornographic shop, adult book store, nightclub, dance hall, tavern, cocktail lounge, any facility serving alcoholic beverages or allowing the on-premises consumption of alcoholic beverages. The consideration paid by Grantee to Grantor to acquire the Property takes into account the economic factors associated with the restrictions set forth in this paragraph. These restrictions shall exist for a period of fifty years from the date this Deed is first recorded in the Douglas County Recorder's Office.

Date: 08/21/2003

Pad Development, LLC, a Nevada Limited Liability Company

By: Round Hill Ventures, LLC, a Nevada limited liability company, Managing Member



By: Douglas P. Rastello, President

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STATE OF **NEVADA** )  
 )  
 ) :ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on

9-9-03 by DOUGLAS R. RASTELLO



Notary Public

(My commission expires: \_\_\_\_\_ )



COOPER

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*Andrew Macdonald*

By: Andrew B. Macdonald, Secretary

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss  
}

On August \_\_\_\_, 2003, before me, \_\_\_\_\_, personally appeared **Douglas P. Rastello**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument on behalf of **PAD DEVELOPMENT, LLC**, a Nevada limited liability company, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

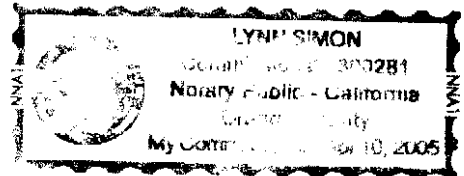
(This area for official notarial seal)

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss  
}

On August 25, 2003, before me, *Lynn Simon, Notary Public*, personally appeared **Andrew Macdonald**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument on behalf of **PAD DEVELOPMENT, LLC**, a Nevada limited liability company, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Lynn Simon*



(This area for official notarial seal)

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ILLEGIBLE NOTARY SEAL DECLARATION

(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: LYNN SIMON  
COMMISSION NUMBER: 1300281  
NOTARY PUBLIC STATE: CALIFORNIA  
COUNTY: ORANGE  
MY COMM. EXPIRES: APRIL 10, 2005  
SIGNATURE OF DECLARANT: *Lynn Simon*  
PRINT NAME OF DECLARANT LYNN SIMON  
CITY & STATE OF EXECUTION: LAGUNA BEACH, CALIFORNIA  
DATE SIGNED: AUGUST 25, 2003  
VENDOR NO.: NNA 1

THE ABOVE INFORMATION MUST BE ELIGIBLE FOR SCANNING

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**"EXHIBIT A"**  
**DESCRIPTION**

All that real property situated in the County of Douglas , State of Nevada, bounded and described as follows:

PARCEL I:

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15; thence along the Section line common to Sections 15 and 22 North 89°54'09" West, 1,513.39 feet to a point on the Northeasterly right-of-way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of the Recorder, Douglas County, Nevada in Book T of Deeds, at Page 436; thence along said Northeasterly right-of-way North 47°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of the Recorder, Douglas County, Nevada, in Book 980 at Page 1969, as Document No. 48927, a found 3/4" iron pipe and plug RLS 3519; the Point of Beginning; thence continuing along said Northeasterly right-of-way North 47°36'00" West, 152.81 feet;

thence North 43°32'23" East, 70.01 feet thence South 47°36'25" West, 26.67 feet thence North 42°24'00" East 63.25 feet thence South 47°36'52" East 31.73 feet thence North 42°19'21" East 55.58 feet thence South 47°36'00" East 171.43 feet to a point on the Westerly right-of-way of Elks Point Road; thence along said Westerly right-of-way South 42°24'00" West 163.84 feet; thence along the arc of a curve to the right having a delta angle of 90°00'0", radius of 25.00 feet and arc length of 39.27 feet to the Point of Beginning.

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