

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUL -9 PM 4:25

WERNER CHRISTEN
RECORDER

\$19⁰⁰ PAID *KJ* DEPUTY

Assessor's Parcel Number: 1420-06-602-021

Recording Requested By:

Name: FIRST AMERICAN TITLE

Address: 1512 Highway 395 North #1

City/State/Zip Gardnerville, NV 89410

R.P.T.T.: \$3,120.00

Grant Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

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Escrow Number:

141-2133243 (CD)

WHEN RECORDED, MAIL

TO:

BANK of AMERICA
400 S. ZANG Blvd 11th Floor
DALLAS, TX 75208

RPTT: 3,120⁰⁰

APN#: 1420-06-602-021

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **AIG Baker Carson Valley, L.L.C., a Delaware Limited Liability Company** ("Grantor") does hereby GRANT, BARGAIN, and SELL to **Bank of America, N.A.**, the real property situated in the County of Clark, State of Nevada, described on Exhibit "A" attached hereto, and incorporated herein by reference (the "Property"); subject to those Permitted Exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

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.

GRANTOR:

AIG BAKER CARSON VALLEY, L.L.C.,
a Delaware Limited Liability Company

By: AIG Baker Shopping Center Properties,
L.L.C., its sole member

By: 

Alex D. Baker, President OR
W. Ernest Moss, Executive Vice
President

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alex D. Baker whose name as President of AIG Baker Shopping Center Properties, L.L.C., sole member of AIG Baker Carson Valley, L.L.C., a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 30 day of June, 2004.

Mary Lyon Fay
Notary Public
My Commission Expires: 3-29-08

SEAL

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Exhibit "A"
Legal Description of Property

A parcel of land situated within the South Half of the Northeast Quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South $61^{\circ}07'53''$ West a distance of 1167.35 feet;

thence North $00^{\circ}47'24''$ West a distance of 110.68 feet;

thence North $45^{\circ}01'50''$ East a distance of 20.23 feet;

thence North $89^{\circ}16'16''$ East a distance of 60.26 feet;

thence South $86^{\circ}25'58''$ East a distance of 42.25 feet;

thence South $82^{\circ}08'11''$ East a distance of 50.16 feet;

thence South $00^{\circ}43'44''$ East a distance of 114.10 feet;

thence South $89^{\circ}16'16''$ West a distance of 169.41 feet to the Point of Beginning.

Said parcel contains an area of approximately 20,420 square feet (0.47 acres).

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 0700 of Official Records at Page 1320, Document No. 495561.

Prepared by:
Nevada Professional Land Surveyor 15428
Clifford W. Ray
Capital Engineering
P.O. Box 3750
Carson City, Nevada 89702

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Exhibit "B"
Permitted Exceptions

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
3. Those taxes for the fiscal year 2004 through 2005, including any secured personal property taxes collected by the Douglas County Treasurer.
4. Reservation and provisions as contained in Patent from the United States of America, recorded December 3, 1962, in Book 14, page 586, of Official Records, as Instrument No. 21353.
 - To the United States, all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine, remove the same according to the provisions of said Act June 1, 1938.
 - Subject to such rights for power line purposes as the Sierra Pacific Power Company may have under the Act of March 4, 1911 (36 Stat. 1253) as amended (43 .S.C. Sec. 961)
5. Reservation and provisions as contained in Patent from the United States of America, recorded June 17, 1982, in Book 682, page 927, of Official Records, as Instrument No. 68576.
6. Resolution Number 95R-035, Resolution of Intent regarding the change of land use, recorded May 22, 1995 in Book 595, page 3404 as Document No. 362579 of Official Records.
7. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Record of Survey Map #554147, Record of Survey # 572306, Record of Survey Map #590198, and Record of Survey Map to support a boundary line adjustment Map referenced in the legal description contained herein. Reference is hereby made to said plats for particulars.
8. An Easement for underground electric distribution and communication facilities and incidental purposes, recorded March 26, 2003 in Book No. 303, page 12499 as Instrument No. 571353 of Official Records.

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9. An Easement for underground natural gas distribution facilities and incidental purposes, recorded March 26, 2003 in Book No. 303, page 12510 as Instrument No. 571354 of Official Records.
10. A document entitled "OWNERS AGREEMENT", executed by and between AIG BAKER CARSON VALLEY, L.L.C. and AIG BAKER CARSON VALLEY, L.L.C., recorded April 3, 2003, in Book 403, page 1467 as Instrument No. 572305 of Official Records.
11. Covenants, conditions, restrictions, easements, liens, assessments, charges, terms and provisions in that certain Agreement of Covenants, Conditions and Restrictions and Grant of Easements filed on Book 903, Page 15219, as Instrument Number 591480, in the Official Records, as amended in that certain document recorded December 8, 2003, in Book 1203, page 3463 a Instrument No. 598978 of Official Records.
12. Covenants, conditions, restrictions, easements, liens, assessments, charges, terms and provisions in that certain Declaration Regarding Maintenance Obligations for Pad E – Carson Valley Shopping Center, recorded or to be recorded against the Property.

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