

A.P.N. # 1320-32-501-004/5/6/8

R.P.T.T. \$ 4680.00
ESCROW NO. 040102658
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
P.O. Box 2249
Stateline, Nevada 89449

(Space Above for Recorder's Use Only)

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 DEC 10 PM 3:24

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *KJ* DEPUTY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BENNIE TOM DI SALVO, TRUSTEE OF THE BENNIE TOM DI SALVO REVOCABLE TRUST AGREEMENT DATED APRIL 18, 1983**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ZEROLÈNE PLACE, LLC, A NEVADA LIMITED LIABILITY COMPANY**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

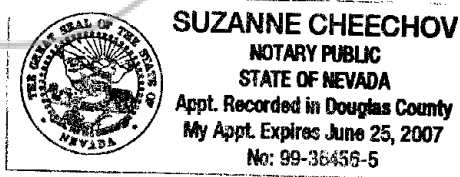
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **December 08, 2004** **BENNIE TOM DI SALVO REVOCABLE TRUST AGREEMENT DATED APRIL 18, 1983**

BY: *Bennie Tom Di Salvo Trustee*
BENNIE TOM DI SALVO
TRUSTEE

BY: _____

STATE OF NV }
COUNTY OF Douglas } SS.



This instrument was acknowledged before me on 12/10/04
by, **BENNIE TOM DI SALVO, T.7SE**

Signature *Suzanne Cheechov*

Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040102658

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

PARCEL 1:

A parcel of land located in the Old Virginia & Truckee right of way on the easterly side of U.S. Highway 395, in the Town of Minden, and being a portion of the Northwest quarter of the Northeast quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the East one-quarter corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North $57^{\circ}58'16''$ West, 3019.02 feet to a point on the easterly line of the right of way of U.S. Highway 395, said point being the POINT OF BEGINNING; Thence North $31^{\circ}22'$ West 95 feet; thence North $58^{\circ}38'$ East 142 feet; thence South $31^{\circ}22'$ East 24.78 feet; thence North $89^{\circ}32'$ East 1.80 feet; thence South $31^{\circ}29'$ East 69.30 feet; thence South $58^{\circ}38'$ West 143.68 feet to the True Point of Beginning. Assessor's Parcel No. 1320-31-501-004

PARCEL 2:

A parcel of land located in the old Virginia & Truckee right of way on the easterly side of U.S. Highway 395, in the Town of Minden, and being a portion of the Northwest quarter of the Northeast quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the East $1/4$ corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North $58^{\circ}19'52''$ West 2,929.56 feet to a point on the easterly line of the right of way of U.S. Highway 395, said point being the TRUE POINT OF BEGINNING; thence North $31^{\circ}22'$ West 100 feet; thence North $58^{\circ}38'$ East 143.68 feet; thence South $31^{\circ}29'$ East 100 feet; thence South $58^{\circ}38'$ West 143.88 feet to the TRUE POINT OF BEGINNING. Assessor's Parcel No. 1320-31-501-005

PARCEL 3:

A parcel of land located in the old Virginia & Truckee

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ESCROW NO.: 040102658

right of way on the easterly side of J.S. Highway 395, in the Town of Minden, and being a portion of the Northwest quarter of the Northeast quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the East 1/4 corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North $59^{\circ}14'46''$ West 2,840.32 feet to a point on the easterly line of the right of way of U.S. Highway 395; thence North $31^{\circ}22'$ West 20.00 feet to the TRUE POINT OF BEGINNING; Thence continuing North $31^{\circ}22'$ West 80.00 feet; thence North $58^{\circ}38'$ East 143.88 feet; thence South $31^{\circ}22'$ East 80.00 feet; thence South $58^{\circ}38'$ West 144.04 feet to the TRUE POINT OF BEGINNING. Assessor's Parcel No. 1320-32-501-006

PARCEL 4:

A non-exclusive easement for roadway purpose for the benefit of the herein described parcel described as follows:

Commencing at the East quarter of said Section 32, Township 13 North, Range 20 East, M.D.B. & M., thence North $59^{\circ}14'46''$ West 2840.82 feet to a point on the easterly line of the right of way of the U.S. Highway 395; said point being the True Point of Beginning; thence along said Easterly right of way line North $31^{\circ}22'$ West a distance of 20 feet; thence North $58^{\circ}38'$ East 144.04 feet to a point on the Southwesterly boundary line of the parcel of land conveyed to STANDARD OIL COMPANY by deed dated June 1, 1922, recorded June 10, 1922, in Book R of Deeds at Page 288, Records of Douglas County, Nevada; thence along said Southwesterly boundary line south $31^{\circ}29'$ East a distance of 20 feet; thence South $58^{\circ}38'$ West 144.09 feet, more or less, to the True Point of Beginning. Said easement is shown in document Recorded January 2, 1968, Book 56, Pages 390, Document No. 39746.

PARCEL 5:

That portion of the Northwest Quarter of the Northeast Quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point where the South line of the Zerolene Road intersects the Easterly right of way line of the

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Virginia and Truckee Railway, from which a point on the center line of said railway know as engineer's station eight hundred and ten plus seventy-six and seventy-two hundredths (810+76.72) bears South 89°33'30" West 87.51 feet; thence running along the said Easterly right of way line South 31°27'30" East and parallel to the said center line of track a distance of 150 feet; thence North 58°32'30" East 112 feet; thence North 31°27'30" West 82.66 feet to a point on the South line of Zerolene Road; thence along said South line South 89°33'30" West 130.68 feet, more or less, to the Point of Beginning. Said Point of Beginning being located South 43°10'30" East 1135.75 feet from the town property monument at Fourth Street and Railroad Avenue in the Town of Minden and being also located South 80°17'28" East 5497.60 feet from the quarter section corner common to Sections 30 and 31 of said Township 13 North, Range 20 East. Assessor's Parcel No. 1320-32-501-008

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED December 3, 1999, BOOK 1299 PAGE 591, AS FILE NO. 481942, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

"TOGETHER WITH ALL WATER RIGHTS, SURFACE OR GROUND, PERMITTED, CERTIFICATED, ADJUDICATED, OR VESTED, AS WELL AS ALL SEEPS, SPRINGS, AND OTHER RIGHTS TO WATER, OF ANY NATURE WHATSOEVER, APPURTENANT TO OR HISTORICALLY USED ON THE PROPERTY."

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