

REQUESTED BY  
**TSI TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 DEC 20 PM 3:48

WERNER CHRISTEN  
RECORDER

\$15<sup>00</sup> PAID KO DEPUTY

A.P. N.: 1318-15-111-076  
Escrow No.: 04-50615-RM  
R.P.T.T.: \$4,875.00

**WHEN RECORDED MAIL TO:**  
Ohio Partners, LLC.  
633 E. Victor Road, Suite D  
Lodi, CA. 95240

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## GRANT, BARGAIN and SALE DEED

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

Charles G. Neff, Jr., a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Ohio Partners, LLC, , a Limited Liability Company, A Nevada Corporation

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

### Parcel 1

Lot 127, as shown on the official plat of Pinewild Unit No.2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada on October 23, 1973, as Document No. 69660

### Parcel 2

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "restricted common area" on the subdivision map referred to in Parcel No.1 above.

### Parcel 3

An undivided interest as tenants in common in as such interest is set forth in Book 377 at pages 417 through 421 of the real property described on the subdivision map referred to in parcel no. 1 above, defined in the amended declaration of covenants, conditions and restrictions of Pinewild, a condominium project, recorded March 09, 1977 in Book 377 of official records at page 411, as limited common area and thereby allocated to the unit described in Parcel No.1 above and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said declaration of covenants, conditions and restrictions.

### Parcel 4

Non exclusive easements appurtenant to Parcel No.1 above for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in the declaration of covenants, conditions and restrictions of Pinewild, more particularly described in the description of Parcel No.3, above.

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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.

Date: 12-15-04

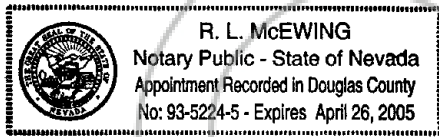
Charles G. Neff, Jr.  
Charles G. Neff, Jr.

State of Nevada }  
  } ss:  
County of Douglas }

On 12-15-2004

Before me, a Notary Public, personally appeared  
Charles G. Neff, Jr.

[ ] personally known to me -or- [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal  
[Signature]  
R.L. McEwing  
NAME (TYPED OR PRINTED)

0632475

BK 1204 PG 09544