

A.P.N.: 1320-08-411-006
File No: 132-2155931 (CAL)
R.P.T.T.: \$3,964.35

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0305 PG-00218 RPTT: 3964.35



When Recorded Mail To: Mail Tax Statements To:
Axelson Family Trust
1403 Willow Creek Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

United Properties 1, LLC

do(es) hereby *GRANT, BARGAIN and SELL* to

Peter W. Axelson and Denise A. Axelson, Trustees of the Axelson Family Trust under
Trust Agreement dated January 20, 2001

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

PARCEL 1:

A parcel of land located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel "F" as shown on that certain Record of Survey for Rajan, LLC, as recorded in Book 899 at page 4562, as Document No. 475180, Douglas County Recorder's Office, more particularly described as follows:

Commencing at the North west corner of Parcel "A" per said Record of Survey; thence South 51°06'20" East, 153.73 feet; thence North 89°46'14" East, 160.00 feet; thence South 45°13'46" East, 14.14 feet; thence South 00°13'46" East 4.50 feet; thence North 89°46'14" East, 35.33 feet; thence North 00°13'46" West, 32.50 feet; thence North 89°46'14" East, 70.00 feet; thence South 00°13'46" East 18.00 feet; thence North 89°46'14" East, 94.00 feet to the Point of Beginning; thence North 89°46'14" East, 82.00 feet; thence South 45°13'46" East, 14.14 feet; thence South 00°13'46" East, 32.50 feet; thence South 89°46'14" West, 60.00 feet; thence South 00°13'46" East, 42.50 feet; thence South 89°46'14" West, 32.00 feet; thence North 00°13'46" West, 85.00 feet to the Point of Beginning.

PARCEL 2:

Perpetual non-exclusive easements over, across and through Parcel A of Record of Survey for Meridian Business Park Rajan R & D Park, Document No. 475180 and as more fully set forth in the Reciprocal Easement Declaration filed for record with the Douglas County Recorder on August 24, 1999 in Book 899 at page 4554 as Document No. 475179.

The above metes and bounds description appeared previously in that certain document recorded December 30, 2003 in Book 1203, page 13544 as Document No. 600903.

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: 02/24/2005

COOPER



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BK- 0305
PG- 219
03/01/2005


Robert M. Faiss, Officer


Dennis Long, Officer

STATE OF **NEVADA**)
 : ss.
COUNTY OF **CARSON CITY**)

This instrument was acknowledged before me on February 28, 2005 by
Robert M. Faiss and Dennis Long



Notary Public

(My commission expires: May 11, 2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 24, 2005 under Escrow No. **132-2155931**.

