

OFFICIAL RECORD

Requested By:
STEWART TITLE

APN 1420-08-214-001; 1420-08-214-021;
1420-08-310-027; 1420-08-312-006;
1420-08-401-001; 1420-08-411-017;
1420-08-412-008; 1420-17-110-001;
1420-18-510-041; 1420-18-510-042;
1420-18-710-062; 1420-18-710-064;
1420-18-710-065; 1420-18-710-073

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 17 Fee: 30.00
BK-0605 PG-14258 RPTT: 3950.70



Document Transfer Tax \$3,950.70
Order No. TSF-18706 JC *1050501687*

Mail Tax Bill to Grantee:
SGC NEVADA, LLC
2308 PROMETHEUS COURT
HENDERSON, NV 89014

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

SUNRIDGE CORPORATION, a Nevada corporation

do (es) hereby GRANT, BARGAIN and SELL TO

SGC Nevada LLC, a Nevada Limited Liability Company

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

See Exhibit "A" attached hereto and incorporated herein by reference

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED JUNE 29, 2005

SUNRIDGE CORPORATION

[Signature]
By: William Wellman, President

[Signature]
By: Robert L. Mendenhall, Sole Stockholder

STATE OF NEVADA)
)
COUNTY OF Clark)

ss. **SIGN & RETURN**

This instrument was acknowledged before me on June 29, 2005 by WILLIAM WELLMAN as President and ROBERT L. MENDENALL, as Sole Stockholder of SUNRIDGE CORPORATION.

[Signature]
Notary Public

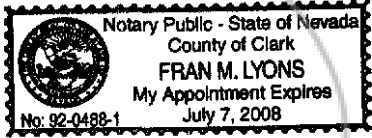


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 050501687

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

PARCEL 1:

Being all that portion of the West half of Section 8,
Township 14 North, Range 20 East, M.D.B. & M., County of
Douglas, State of Nevada, being more particularly described
as follows:

Commencing at the Northeast corner of lot 31 of Block 'A'
of Sunridge Heights, Phase 3 as shown on map recorded in
Book 694 of Official Records at Page 1, Document Number
338607; thence N. 89°56'10" E., 1280.00 feet more or less to
the True Point of Beginning; thence (1) N. 89°56'10" E.,
290.00 feet; thence (2) S. 00°00'00" W., 340.01 feet;
thence (3) S. 66°30'00" W., 520.00 feet; thence (4) S.
54°30'00" W., 350.00 feet; thence (5) S. 18°30'00" W.,
1105.12 feet; thence (6) N. 82°52'48" W., 424.96 feet;
thence (7) N. 52°10'48" W., 54.55 feet; thence (8) N.
79°45'31" E., 136.43 feet; thence (9) N. 54°06'32" E.,
90.00 feet; thence (10) N. 08°23'28" W., 160.00 feet;
thence (11) N. 48°42'26" E., 100.00 feet; thence (12) N.
07°14'35" W., 85.00 feet; thence (13) N. 22°46'32" E.,
86.31 feet; thence (14) N. 43°47'37" W., 57.14 feet; thence
(15) N. 46°12'23" E., 184.62 feet; thence (16) N. 43°48'37"
W., 118.90 feet to the beginning of a non-tangent curve
concave to the Northwest having a radius of 875.00 feet
whose radial bears N. 47°34'29" W.; thence (17) Northerly
on and along said curve through a central angle of 2°34'34"
an arc distance of 39.34 feet; thence (18) S. 50°01'12" E.,
110.00 feet; thence (19) N. 37°58'58" E., 68.65 feet; thence
(20) N. 33°59'19" E., 68.65 feet; thence (21) N. 28°48'37"
E., 83.84 feet; thence (22) S. 70°28'54" E., 164.74 feet;
thence (23) N. 36°06'30" E., 179.84 feet; thence (24)
N. 18°23'29" W., 111.09 feet; thence (25) N. 19°58'38" E.,
137.26 feet; thence (26) N. 32°43'32" E., 40.55 feet; thence
(27) N. 56°23'31" E., 300.00 feet; thence (28) N. 68°29'57" E.,
224.17 feet; thence (29) N. 22°30'04" E., 163.37 feet; thence
(30) N. 29°16'18" W., 105.80 feet more or less to the True
Point of Beginning.

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LEGAL DESCRIPTION - continued
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Except Therefrom: all that portion of said land conveyed to Kerry Temoin, et ux, in Deed recorded August 6, 2002, Book 0802 of Official Records, Page 1652, as Document No. 548850.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 23, 1995, BOOK 0295, PAGE 3368, AS FILE NO. 356685, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

APN 1420-08-214-021

PARCEL 2:

Public Utility and Drainage Easement as designated on sheet 5 of 5, as set forth on the Final Map of Sunridge Heights, Phases 4 & 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994, Book 794, Page 12, as Document No. 340968.

Assessors Parcel No. 1420-08-214-001

PARCEL 3:

A portion of Section 8, Northeast 1/4 of Section 18, Northwest 1/4 of Section 17, Township 14 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, more particularly described as follows:

Beginning at the North 1/16 corner of Section 8, said point being a 5/8" rebar as shown on Document No. 135681; thence through the following courses;

1) North 89°55'15" East along the North line of said parcel 2561.39 feet;

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LEGAL DESCRIPTION - continued
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- 2) South $00^{\circ}28'52''$ West, 717.56 feet to the beginning of a tangent curve, concave to the right and having a radius of 1434.80 feet;
- 3) Along said curve 548.36 feet through a central angle of $21^{\circ}53'52''$;
- 4) South $22^{\circ}22'44''$ West, 79.93 feet;
- 5) South $89^{\circ}57'45''$ West, 1756.10 feet;
- 6) South $00^{\circ}02'34''$ West, 662.22 feet;
- 7) South $89^{\circ}58'25''$ West, 662.57 feet;
- 8) South $00^{\circ}03'54''$ West, 1986.28 feet;
- 9) North $89^{\circ}59'36''$ West, 663.34 feet;
- 10) South $00^{\circ}03'11''$ East, 1325.03 feet;
- 11) South $89^{\circ}58'12''$ West, 1990.77 feet;
- 12) South $89^{\circ}39'57''$ West, 80.00 feet to the Westerly Right-of-Way of South Sunridge Drive thence;
- 13) North $00^{\circ}01'13''$ West, along said Right-of-Way of South Sunridge Drive, 394.45 feet;
- 14) South $90^{\circ}00'00''$ East, 80.00 feet to the Easterly Right-of-Way of South Sunridge Drive;
- 15) South $90^{\circ}00'00''$ East, 7.45 feet;
- 16) North $09^{\circ}00'01''$ East, 892.05 feet;
- 17) North $18^{\circ}29'13''$ East, 525.58 feet;

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LEGAL DESCRIPTION - continued
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- 18) North 18°30'39" East, 636.11 feet;
- 19) North 18°21'49" East, 542.67 feet;
- 20) North 82°53'57" West, 114.25 feet;
- 21) North 18°45'34" East, 641.32 feet;
- 22) South 82°54'07" East, 114.24 feet;
- 23) North 18°28'41" East, 1105.12 feet;
- 24) North 54°28'41" East, 350.00 feet;
- 25) North 66°28'41" East 520.00 feet;
- 26) North 00°01'19" West, 339.47 feet;
- 27) North 89°57'03" East, 652.92 feet to the TRUE POINT OF BEGINNING.

Except from the foregoing legal description all that portion of Parcel A (APN 21-280-380), said Parcel A more particularly described as follows;

Commencing at the North 1/16 corner of Section 8, said point being a 5/8" rebar as shown on Document No. 135681; thence South 89°57'03" West, 242.85 feet; thence South 00°02'57" East, 30.13 feet to the TRUE POINT OF BEGINNING, thence through the following courses;

- 1) North 89°55'15" East along the North line of said parcel 1218.78 feet;
- 2) South 00°04'45" East, 76.54 feet;
- 3) South 50°58'25" West, 269.63 feet;

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LEGAL DESCRIPTION - continued
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- 4) South 59°51'43" West, 63.30 feet;
- 5) South 73°53'21" West, 210.97 feet;
- 6) South 73°47'42" West, 50.00 feet;
- 7) South 70°26'51" West, 99.84 feet;
- 8) South 64°04'06" West, 97.67 feet;
- 9) South 57°22'21" West, 106.62 feet;
- 10) South 53°10'54" West, 99.67 feet;
- 11) South 52°54'53" West, 100.00 feet;
- 12) South 51°52'36" West, 98.79 feet;
- 13) South 47°56'05" West, 48.87 feet;
- 14) South 43°07'21" West, 97.72 feet;
- 15) South 38°10'53" West, 49.05 feet;
- 16) South 37°06'41" West, 450.00 feet;
- 17) South 33°14'16" West, 49.06 feet;
- 18) South 33°14'16" West, 47.35 feet;
- 19) South 24°56'05" West, 48.45 feet;
- 20) South 22°40'52" West, 1059.65 feet;
- 21) South 21°03'33" West, 49.51 feet;
- 22) South 19°19'47" West, 69.97 feet;

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LEGAL DESCRIPTION - continued
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- 23) South $18^{\circ}08'38''$ West, 750.00 feet;
- 24) North $85^{\circ}53'33''$ West, 103.08 feet;
- 25) South $18^{\circ}08'38''$ West 52.24 feet to the beginning of a tangent curve, concave to the left and having a radius of 470.00 feet;
- 26) Along said curve 62.74 feet through a central angel of $7^{\circ}38'53''$;
- 27) South $10^{\circ}29'45''$ West, 739.17 feet to the beginning of a tangent curve, concave to the right and having a radius of 280.00 feet;
- 28) Along said curve 232.74 feet through a central angel of $47^{\circ}37'28''$;
- 29) South $58^{\circ}07'13''$ West, 100.00 feet;
- 30) South $31^{\circ}52'47''$ East, 28.61 feet;
- 31) South $52^{\circ}08'55''$ West, 41.86 feet;
- 32) North $40^{\circ}32'57''$ West, 29.81 feet to the beginning of a tangent curve, concave to the left and having a radius of 306.00 feet;
- 33) Along said curve 253.72 feet through a central angel of $47^{\circ}30'26''$;
- 34) South $1^{\circ}56'37''$ West, 240.34 feet to the beginning of a tangent curve, concave to the right and having a radius of 455.00 feet;
- 35) Along said curve 492.80 feet through a central angle of $62^{\circ}03'19''$ to a tangential reverse curve having a radius of 43.00 feet;

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- 36) Along said curve 27.13 feet through a central angle of $36^{\circ}08'58''$ to a tangential reverse curve having a radius of 52.00 feet;
- 37) Along said curve 79.21 feet through a central angle of $87^{\circ}16'56''$ to a tangential reverse curve having a radius of 43.00 feet;
- 38) Along said curve 28.13 feet through a central angle of $37^{\circ}29'11''$;
- 39) North $17^{\circ}48'44''$ West, 60.27 feet to the beginning of a non-tangential curve concave to the left having a radial bearing of North $12^{\circ}21'18''$ West and a radius of 43.00 feet;
- 40) Along said curve 31.51 feet through a central angle of $41^{\circ}58'59''$ to a tangential reverse curve having a radius of 52.00 feet;
- 41) Along said curve 64.81 feet through a central angle of $71^{\circ}24'22''$ to a tangential reverse curve having a radius of 43.00 feet;
- 42) Along said curve 33.40 feet through a central angle of $44^{\circ}30'28''$ to a tangential compound curve having a radius of 395.00 feet;
- 43) Along said curve 417.90 feet through a central angle of $60^{\circ}37'01''$;
- 44) North $1^{\circ}56'37''$ East, 240.34 feet to a tangential curve concave to the right having a radius of 366.00 feet;
- 45) Along said curve 269.60 feet through a central angle of $42^{\circ}12'15''$ to a tangential compound curve having a radius of 366.01 feet;
- 46) Along said curve 39.22 feet through a central angle of $06^{\circ}08'21''$;
- 47) North $39^{\circ}42'47''$ West, 124.58 feet;
- 48) North $58^{\circ}07'14''$ East, 203.21 feet;

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- 49) South 51°51'21" East, 113.60 feet to a non-tangential curve concave to the left having a radial bearing of North 51°51'21" West and of a radius of 220.00 feet;
- 50) Along said curve 106.16 feet through a central angle of 27°38'54";
- 51) North 10°29'45" East, 22.91 feet;
- 52) North 64°10'18" West, 150.35 feet;
- 53) North 10°29'45" East, 475.34 feet;
- 54) North 89°10'34" East 61.39 feet;
- 55) South 83°17'18" East, 84.98 feet;
- 56) North 10°29'44" East, 183.50 feet to a tangential curve to the right and having a radius of 530.00 feet;
- 57) Along said curve 38.57 feet through a central angle of 4°10'12";
- 58) North 75°20'03" West, 148.74 feet;
- 59) North 18°08'38" East, 528.75 feet;
- 60) North 52°52'44" West, 161.51 feet;
- 61) North 17°28'35" West, 124.30 feet;
- 62) North 07°08'24" East, 444.41 feet;
- 63) North 22°41'46" East, 525.77 feet;
- 64) South 67°18'14" East, 315.90 feet;
- 65) North 16°35'49" East, 759.35 feet;

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66) North 43°19'26" East, 299.18 feet;

67) North 26°53'38" East, 718.78 feet to the TRUE POINT OF BEGINNING.

The bearing of N. 00°01'13" W for the West Section line of Section 17. T. 14 N., R. 20 E., M.D.B. & M., per Document # 363387 of Official Records of Douglas County, Nevada was used as the BASIS OF BEARINGS for this legal description.

Reference is made reflecting Parcel "B" as set forth on that certain Record of Survey recorded October 20, 1999 as Document No. 479081.

APN 1420-08-401-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 20, 1999, BOOK 1099, PAGE 3505, AS FILE NO. 0479084, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 4:

Open Space as set forth on that certain final map of SUNRIDGE HEIGHTS II, PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, as Document No. 331447.

Assessor's Parcel No. 1420-08-310-027

PARCEL 5:

Open Space and Drainage Easement as referenced on Sheet 3 of 3 Sheets, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, lying Easterly of South Sunridge Drive, filed for record in the
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LEGAL DESCRIPTION - continued
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office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, Document No. 362268 and further by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

Excepting Therefrom: all that portion of said land lying Westerly of the Easterly line of the right-of-way known as South Sunridge Drive (80' in width) as set forth on the here-in-above mentioned Final Map and said right-of-way further disclosed on that certain Parcel Map #2004 recorded June 2, 1995 as Document No. 363387.

Except Therefrom: all that portion of said land lying Northerly of the Southerly boundary line of the Open Space as designated on Sheet 3 of 3 Sheets on the Final Map of Sunridge Heights II, Phase 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, as Document No. 331447.

Further Excepting Therefrom: all that portion of said land lying Southerly of the Northerly boundary line of the Open Space as designated on Sheet 5 of 5 Sheets, on the Final Map of Sunridge Heights, Phases 6B, 7A and 8B, a Planned Unit Development, filed for record in Nevada, on JANUARY 30, 1996, as Document No. 380052, and Certificate of Amendment recorded February 2, 1996, as Document No. 380351.

And Further Excepting Therefrom: All that portion of said land lying Easterly of the Westerly line of Parcel "B" as disclosed in Boundary Lot Line Adjustment Deed, executed by: Sunridge Corporation, a Nevada Corporation, recorded October 20, 1999, Book 1099 of Official Records, Page 3505, Document No. 479084.

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LEGAL DESCRIPTION - continued
Order No.:050501687

APN 1420-08-312-006

PARCEL 6:

Open Space as designated on Sheet 5 of 5 Sheets on that certain final map of SUNRIDGE HEIGHTS, PHASES 6B, 7A and 8B, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, as Document No. 380052, and Certificate of Amendment recorded February 2, 1996, as Document No. 380351.

Assessor's Parcel No. 1420-08-411-017

PARCEL 7:

Open Space as designated on Sheet 5 of 5 Sheets on that certain Final Map of SUNRIDGE HEIGHTS, PHASES 7B and 9, a Planned Unit Development, recorded in the office of the Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.

Assessor's Parcel No. 1420-08-412-008.

PARCEL 8:

All that certain parcel of land identified as OPEN SPACE on sheet 2 of 5 sheets on that certain Final Map of SUNRIDGE HEIGHTS, PHASES 7B and 9, a Planned Unit Development, recorded in the office of the Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289...Lying Easterly of the 80' right of way per Document No. 363387, and southerly of that certain parcel

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LEGAL DESCRIPTION - continued
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entitled OPEN SPACE as shown upon page 5 of 5 pages of Map
entitled.

ASSESSOR'S PARCEL NO. 1420-17-110-001

PARCEL 9:

All that certain piece or parcel of land situate in the SE
1/4 of Section 7, the NE 1/4 of Section 18 and the NW 1/4
of Section 17, Township 14 North, Range 20 East, M.D.M. and
more particularly described as follows:

BEGINNING at a B.L.M. Aluminum Cap stamped NE 1/16 cor. S18
as shown on Document No. 471564; thence through the
following courses;

- 1) North 00°00'36" West, 664.67 feet;
- 2) North 00°00'36" West, 162.23 feet;
- 3) North 89°59'24" East, 15.82 feet;
- 4) South 35°15'15" East, 112.00 feet;
- 5) South 89°51'15" East, 222.00 feet;
- 6) North 79°10'57" East, 46.93 feet;
- 7) North 58°42'59" East, 84.08 feet;
- 8) North 39°36'23" East, 84.66 feet;
- 9) North 36°21'32" East, 237.40 feet;
- 10) North 54°05'22" East, 302.97 feet;
- 11) North 80°04'53" East, 142.39 feet;

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LEGAL DESCRIPTION - continued
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- 12) North 51°00'00" East, 90.00 feet;
- 13) North 79°51'45" East, 155.58 feet;
- 14) South 86°23'28" East, 136.14 feet to the Westerly Right-of-Way of Sunridge Drive;
- 15) South 18°29'25" West along said Right-of-Way 69.66 feet to the beginning of a tangent curve to the left having a radius of 1830.00 feet;
- 16) Southerly along said curve through a central angle of 18°31'13" and an arc length of 591.53 feet;
- 17) South 00°01'13" East, 65.94 feet;
- 18) Leaving said Right-of-Way South 89°58'47" West, 270.00 feet;
- 19) South 00°01'13" East, 352.97 feet;
- 20) North 89°58'47" East, 270.00 feet to the Westerly Right-of-Way of Sunridge Drive;
- 21) South 00°01'13" East along said Right-of-Way, 247.90 feet;
- 22) South 89°39'57" West, 1243.20 feet to the Point of Beginning.

The bearing North 90°00'00" East along the North line of APN 1420-18-501-001 as Document No. 471564 was used as the Basis of Bearings for this description.

Reference is made to that certain Record of Survey recorded April 14, 2003, Book 403, Page 6278, Document No. 573453.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED APRIL 14, 2003, BOOK 403, PAGE 6268, AS FILE NO.

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LEGAL DESCRIPTION - continued
Order No.:050501687

573452, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

APN 1420-18-510-041

PARCEL 10:

All that certain piece or parcel of land situate in the SE
1/4 of Section 7, the NE 1/4 of Section 18 and the NW 1/4
of Section 17, Township 14 North, Range 20 East, M.D.M.,
and more particularly described as follows:

COMMENCING at a B.L.M. Aluminum cap stamped NE 1/16 cor.
S18 as shown on Document No. 471564; thence through the
following courses;

- 1) North 89°39'57" East, 1243.20 feet to the Westerly Right-of-Way of
Sunridge Drive;
- 2) North 00°01'13" West along said Right-of-Way, 247.90 feet to the
POINT OF BEGINNING;
- 3) Leaving said Right-of-Way South 89°58'47" West, 270.00 feet;
- 4) North 00°01'13" West, 352.97 feet;
- 5) North 89°58'47" East, 270.00 feet to the Westerly Right-of-Way
of Sunridge Drive;
- 6) South 00°01'13" East along said Right-of-Way 352.97 feet to the
POINT OF BEGINNING.

The bearing of North 90°00'00" East along the North line of
APN 1420-18-501-001 as shown on Document No. 471564 was
used as the Basis of Bearings for this description.

Reference is made to that certain Record of Survey,
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LEGAL DESCRIPTION - continued
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recorded April 14, 2003, Book 403, Page 6278, Document No.
573453.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED APRIL 14, 2003, BOOK 403, PAGE 6268, AS FILE NO.
573452, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

APN 1420-18-510-042

PARCEL 11:

Parcels A, B, C, and D (Open Spaces), as set forth on that
certain Amended Final Map LDA #99-54-1A for SUNRIDGE
HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded
in the office of the Douglas County Recorder on December
29, 2003, in Book 1203, Page 12019, as Document No. 600647.

ASSESSOR'S PARCEL NO.'S 1420-18-710-064, 073, 062 & 065

