

APN: 1220-04-501-002 1220-04-501-003  
RPTT

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0306 PG- 695 RPTT: 12870.00



	<b>WHEN RECORDED MAIL TO:</b>
Name	WESTERN BLVD LLC
Street	PO BOX 1583
Address	
City,State	CORVALLIS, OR 97339
Zip	
	<b>MAIL TAX STATEMENTS TO:</b>
Name	WESTERN BLVD LLC
Street	PO BOX 1583
Address	
City,State	CORVALLIS, OR 97339
Zip	
Order	00028918-501- CLD
No.	

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

### CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VAN SICKLE ENTERPRISES, a Nevada Corporation, hereby GRANT(s) to WESTERN BOULEVARD, LLC, AN OREGON LIMITED LIABILITY COMPANY, the following real property in the City of GARDNERVILLE, County of Douglas, State of Nevada:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: MARCH 1, 2006

VAN SICKLE ENTERPRISES, a Nevada Corporation



BY: DAVID A. PRINGLE, PRESIDENT

STATE OF NEVADA

} ss

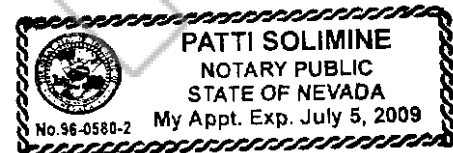
COUNTY OF WASHOE

This instrument was acknowledged before me on ~~February~~ MARCH 1, 2006

by David A. Pringle, President of Van Sickle Enterprises, a Nevada Corporation.



Notary Public



## Legal Description

The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows.

### Parcel 1:

A parcel of land, located in the Northeast quarter of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4: Thence South  $44^{\circ}21'55''$  West 42.12 feet to the Northeast corner of the former Lampe Ranch; Thence South  $89^{\circ}46'07''$  West 2,583.50 feet along the Southern right-of way of Tolar Lane to a point, which is the Northwest corner of CARSON VALLEY ESTATES SUBDIVISION, UNIT 1; Thence South  $0^{\circ}13'53''$  East 314.47 feet to the TRUE POINT OF BEGINNING, a point on the North boundary of subject property; Thence North  $89^{\circ}46'07''$  East 92.00 feet along the North boundary of this parcel; Thence South  $0^{\circ}13'53''$  East 303.96 feet along the Easterly boundary to a point which lies on the Easterly right-of-way line of Nevada State Highway, U.S. 395; Thence North  $51^{\circ}04''$  West 161.27 feet along said Highway right-of-way line; Thence North  $0^{\circ}13'53''$  West 202.07 feet along the Westerly boundary of said existing irrigation ditch to a point; Thence North  $89^{\circ}46'07''$  East 33.00 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain legal description, recorded in the office of the County Recorder of Douglas County, Nevada on March 14, 1983, in Book 383, Page 1258, as Document No. 77167, of Official Records.

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### Parcel 2:

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Carson Valley, Douglas County, Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 4: proceed South  $44^{\circ}21'55''$  West 42.12 feet to the Northeast corner of the former Lampe Ranch; Thence South  $89^{\circ}46'07''$  West 2,583.50 feet along the Southern right-of-way of Tolar Lane to a point, Thence South  $0^{\circ}13'53''$  East 314.47 feet along the Eastern boundary of a 33 foot ditch easement to the TRUE POINT OF BEGINNING, which is the Southwest corner of CARSON VALLEY ESTATES SUBDIVISION, UNIT 1, and the Northwest corner of this parcel; proceed Thence North  $87^{\circ}30'19''$  East 303.24 feet; Thence South  $87^{\circ}54'13''$  East 246.20 feet; Thence North  $86^{\circ}22'32''$  East 253.44 feet; Thence North  $89^{\circ}46'07''$  East 30.00 feet along the Southern boundary of said CARSON VALLEY ESTATES, UNIT NO. 1; Thence South  $38^{\circ}54'53''$  West 716.12 feet to a point which lies on the Easterly right-of-way line of Nevada State Highway, U.S. 395; Thence North  $51^{\circ}04''$  West 490.00 feet along said highway right-of-way line to a point which lies on the Easterly boundary of the aforesaid 33 foot ditch easement; Thence North  $0^{\circ}13'53''$  West 228.95 feet along the said Easterly boundary of the 33 foot ditch easement to the TRUE POINT OF BEGINNING.



Legal Description - Continued

EXCEPTING THEREFROM all that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the Northeast quarter of the Section 4, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

COMMENCING at the Southeast corner of Lot 39, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965; Thence North  $89^{\circ}46'07''$  East a distance of 30.00 feet; Thence South  $38^{\circ}54'53''$  West a distance of 716.12 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; Thence along said right-of-way line North  $51'04''$  West a distance of 30.00 feet to the TRUE POINT OF BEGINNING. Thence continuing along the Northeasterly right-of-way line of said U.S. Highway 395, North  $51'04''$  East a distance of 135.00 feet; Thence North  $38^{\circ}54'53''$  East 100.00 feet; Thence South  $51'04''$  East 135.00 feet; Thence South  $38^{\circ}54'53''$  West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Agreement, recorded in the office of the County Recorder of Douglas County, Nevada on June 23, 1973, Book 102, Page 298, as Document No. 60228, of Official Records.

FURTHER EXCEPTION THEREFROM:

A parcel of land, located in the Northeast quarter of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4: Thence South  $44^{\circ}21'55''$  West 42.12 feet to the Northeast corner of the former Lampe Ranch; Thence South  $89^{\circ}46'07''$  West 2,583.50 feet along the Southern right-of way of Tolar Lane to a point, which is the Northwest corner of CARSON VALLEY ESTATES SUBDIVISION, UNIT 1; Thence South  $0^{\circ}13'53''$  East 314.47 feet to the TRUE POINT OF BEGINNING, a point on the North boundary of subject property; Thence North  $89^{\circ}46'07''$  East 92.00 feet along the North boundary of this parcel; Thence South  $0^{\circ}13'53''$  East 303.96 feet along the Easterly boundary to a point which lies on the Easterly right-of-way line of Nevada State Highway, U.S. 395; Thence North  $51'04''$  West 161.27 feet along said Highway right-of-way line; Thence North  $0^{\circ}13'53''$  West 202.07 feet along the Westerly boundary of said existing irrigation ditch to a point; Thence North  $89^{\circ}46'07''$  East 33.00 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain legal description, recorded in the office of the County Recorder of Douglas County, Nevada on March 14, 1983, in Book 383, Page 1258, as Document No. 77167, of Official Records.

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