

A.P.N. # 1418-34-210-021

R.P.T.T. \$ 13845.00

ESCROW NO. 060200498

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

The Berteau Family Trust

173 Shore Cliff

Corona Del Mar, CA 92625

WHEN RECORDED MAIL TO:

Grantee Berteau Trust
173 Shore Cliff
Corona del Mar, CA 92625

DOC # **0675503**
05/22/2006 03:01 PM Deputy: GB

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00

BK-0506 PG- 8412 RPIT: 13845.00



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Falcon Capital, LLC., a Wyoming Limited Liability Company**

in consideration of \$10.00. the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

API Properties 417 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: **April 21, 2006**

Falcon Capital, LLC., a Wyoming Limited Liability Company

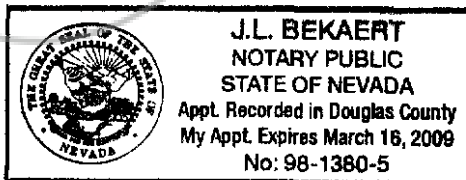
BY: *Glen Hartman*
Glen Hartman

Its:

BY: _____

STATE OF Nevada)

COUNTY OF Douglas) ss.



This instrument was acknowledged before me on 5/2/06,
by, Glen Hartman

Signature *J. Bekeert*

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 060200498

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

All that portion of Lots 18 and 19, as shown on the revised Plat of Lakeridge Estates No. 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 23, 1959, as Document No. 14083, more a particularly described as follows:

Beginning at the Southwest corner of said Lot 18;
thence North 46°51'41" West 165.66 feet;
thence North 88°51'03" West 31.28 feet;
thence Westerly at a bearing of North 88°51'03" West 11.00 feet more or less, to a point on the approximate Low Water Line of Lake Tahoe at an elevation of 6,223.00 feet, Lake Tahoe Datum;
thence Northerly, Westerly, Southerly, Westerly, Northerly, Northwesterly, Easterly, Southeasterly, Easterly and Northeasterly along said Low Water Line 251 feet, more or less, to a point which bears North 38°02' West 235 feet, more or less, from the Southwest corner of said Lot 18;
thence from the approximate Low Water Line of Lake Tahoe South 77°15'44" East 84 feet more or less;
thence South 56°58'43" East 62.44 feet;
thence South 89°53'00" East 25.76 feet;
thence South 04°55'34" East 112.37 feet;
thence along a curve concave to the Southeast with a radius of 26.60 feet, a central angle of 78°06'24", and an arc length of 36.26 feet, the chord of said curve bears South 51°06'43" West 33.52 feet to the Point of Beginning.

The Basis of Bearing for this description is the above referenced Lakeridge Estates No. 1, Revised.

Reference is made to Record of Survey to Support a Lot Line Adjustment for FALCON CAPITAL, LLC. and CW SCHARER, filed for record with the Douglas County Recorder on June 28, 2001 in Book 0601, Page 7769 as Document No. 517339, Official Records, Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 6, 2004, BOOK 0804, PAGE 02746, AS FILE NO. 0620866, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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APN 1418-34-210-021

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