

A.P.N. # 1320-30-701-001, 004, 013

R.P.T.T. \$ -0- # 9
ESCROW NO. 070100330
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

DOC # **0697652**
03/23/2007 04:28 PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 5 Fee: 18.00
BK-0307 PG- 7628 RPTT: # 9



WHEN RECORDED MAIL TO:

Maddax, LLC
1502 Hussman
Gardnerville, Nevada 89410

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DENNIS MCDUFFEE AND JOLIE MCDUFFEE,
HUSBAND AND WIFE AS JOINT TENANTS

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

MADDAX, 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 _____ State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

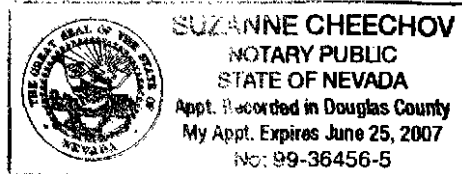
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: 3/21/07

DENNIS MCDUFFEE

JOLIE MCDUFFEE

STATE OF NEVADA }
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 3/21/07
by, Dennis McDuffee and Jolie McDuffee

Signature Suzanne Cheechov

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

LEGAL DESCRIPTION

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

All that certain lot, piece or parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

LEGAL DESCRIPTION NO. 1

PARCEL 1:

Commencing at the Northwest corner of Lot 6 of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as Document No. 26673, Douglas County, Nevada, Recorder's Office, which bears North $03^{\circ}21'30''$ East, 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, Township 13 North, Range 20E., M.D.B.&M., per said Map; thence North $00^{\circ}53'30''$ East along the East right-of-way line of Nevada State Highway 88, 90.48 feet to THE POINT OF BEGINNING; thence South $89^{\circ}06'30''$ East, 58.16 feet; thence South $64^{\circ}00'17''$ East, 80.32 feet; thence North $25^{\circ}59'43''$ East, 125.19 feet; thence South $64^{\circ}00'17''$ East, 8.00 feet; thence North $25^{\circ}59'43''$ East, 37.97 feet; thence North $64^{\circ}00'17''$ West, 8.00 feet; thence North $25^{\circ}59'43''$ East, 66.87 feet; thence South $64^{\circ}00'17''$ East, 75.40 feet; thence North $25^{\circ}59'43''$ East, 103.96 feet; thence South $64^{\circ}00'17''$ East, 185.80 feet; thence South $25^{\circ}59'43''$ West, 141.41 feet; thence South $64^{\circ}00'17''$ East, 153.24 feet; thence South $25^{\circ}59'43''$ West, 230.00 feet; thence North $64^{\circ}00'17''$ West, 159.39 feet; thence South $25^{\circ}59'43''$ West, 100.00 feet; thence South $64^{\circ}00'17''$ East, 125.00 feet; thence South $25^{\circ}59'43''$ West, 150.00 feet; thence North $63^{\circ}59'03''$ West, 390.00 feet to the aforementioned East right-of-way line; thence North $00^{\circ}53'30''$ East along said East right-of-way line, 290.00 feet; to THE POINT OF BEGINNING.

Reference is made to Tract "A" as set forth on Record of Survey Recorded May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada.

Assessor's Parcel Nos. 1320-30-701-001 and 1320-30-701-004
Continued on next page

LEGAL DESCRIPTION - continued
Order No.:LORI

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED JULY 25, 2005, BOOK 0705, PAGE 10968, AS FILE NO.
650378, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

PARCEL 2

An easement for ingress, egress, pedestrian, vehicular
traffic, and parking over the common area as set forth in
that certain Document entitled "Easement, Covenants and
Restrictions" by and between SAFEWAY, INC. AND MINDEN
PROPERTIES. Recorded May 17, 1991, Book 591, Page 2573,
Document No. 250949, Official records Douglas County,
Nevada.

LEGAL DESCRIPTION

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

LEGAL DESCRIPTION NO. 5:

PARCEL 1:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6, of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as Document No. 26673, Douglas County, Nevada, Recorder's Office, which bears North $03^{\circ}21'30''$ East 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., per said Map; thence South $00^{\circ}53'30''$ West, along the East right-of-way line of Nevada Highway 88, 199.52 feet; thence South $63^{\circ}59'03''$ East 390.00 feet; thence North $25^{\circ}59'43''$ East 150.00 feet to the point of beginning; thence North $64^{\circ}00'17''$ West 125.00 feet; thence North $25^{\circ}59'43''$ East 100.00 feet; thence South $64^{\circ}00'17''$ East 159.39 feet; thence North $25^{\circ}59'43''$ East 10.00 feet; thence South $64^{\circ}00'17''$ East 55.61 feet; thence South $25^{\circ}59'43''$ West 110.00 feet; thence North $64^{\circ}00'17''$ West 90.00 feet to the point of beginning.

APN 1320-30-701-013

PARCEL 2:

Together with a road easement described as follows:

Commencing at the Northeasterly corner of the above-described parcel, the point of beginning; thence South $64^{\circ}00'17''$ East 127.43 feet; thence North $26^{\circ}35'00''$ East 168.57 feet; thence North $42^{\circ}50'37''$ East 50.00 feet; thence North $26^{\circ}35'00''$ East 144.86 feet to the Southerly right-of-way line of U.S. 395; thence South $64^{\circ}00'17''$ East, along said Southerly right-of-way line, 36.00 feet; thence South $26^{\circ}35'00''$ West 411.43 feet; thence North $64^{\circ}00'17''$ West 176.85 feet; thence North $25^{\circ}59'43''$ East 50.00 feet to the point of beginning.

Continued on next page

LEGAL DESCRIPTION - continued
Order No.:LORI

Reflected as Tract "F" on Record of Survey recorded May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 2, 2006, BOOK 1006, PAGE 64, AS FILE NO. 685544, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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