

OFFICIAL RECORD

Requested By:
STEWART TITLE

A.P.N. # 1318-26-101-011

R.P.T.T.S. exempt
ESCROW NO. 070200186JL
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
same

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0507 PG- 7249 RPTT: # 2



WHEN RECORDED MAIL TO:
TRPA
PO Box 5310
Stateline NV 89449

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SEE ATTACHED EXHIBIT B

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

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area 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: May 14, 2007

Market Street Business Complex
LLC Nevada Limited Liability
Company

Gordon R. Lane
Gordon R. Lane

Walter E. Hartman
Walter E. Hartman

Sally J. Hartman
Sally J. Hartman

HAWAII

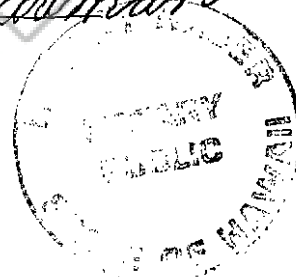
STATE OF NEVADA

ss. COUNTY OF Douglas and Walter E. Hartman
and Sally J. Hartman

This instrument was acknowledged before me on MAY 15, 2007
by ROBERT LINDER

Signature [Signature] 11-19-2010

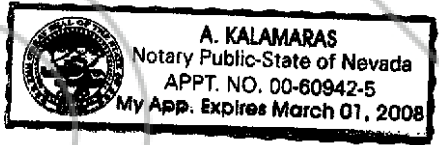
Notary Public (One inch margin on all sides of document for Recorder's Use Only)



STATE OF NEVADA }
COUNTY OF Douglas } SS.

This instrument was acknowledged before me on May 17, 2006, by Gordon R. Lane

WITNESS my hand and official seal.
Signature [Handwritten Signature]



COPIES

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 070200186JL

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

PARCEL NO. 1

A parcel of land situated in and being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows, towit:

BEGINNING at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which is 1,146.60 feet West from the 1/4 corner between Sections 23 and 26; thence South 0 degrees 08' East, 1,317.13 feet; thence North 89 degrees 42' West, a distance of 157.02 feet; thence North 0 degrees 08' West, a distance of 1,316.93 feet; thence South 89 degrees 46' East, a distance of 160.95 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM that portion of said land conveyed to SPIVAK DEVELOPMENT COMPANY, a Partnership, in Deed recorded July 23, 1970 in Book 77, Page 655, Document No. 48829. Official Records.

ALSO FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to KINGSBURY GENERAL IMPROVEMENT DISTRICT, a Municipal corporation, in Deed recorded March 10, 1976 in Book 376, Page 476, Document No. 88812, Official Records.

TOGETHER WITH a parcel of land situate in the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M. in Douglas County, Nevada, that is described as follows:

Beginning at a point on the left or westerly highway right-of-way line of the reroute of U.S. 50, project F-002-1(31), said point of beginning being 175.00 feet left of and at right angles to Highway Engineer's Station "04" 48+ 65.00 P.O.T.; and further described as bearing South 84 degrees 19'17" East a distance of 944.42 feet from the Northwest corner of Section 26, Township 13 North, Range 18 East, M.D.B.&M.; thence North 61 degrees 46'56" West along said right-of-way line a distance of 78.61 feet to a point on the right of southerly right-of-way line of SR-19 (Kingsbury Grade); thence South 88 degrees 55'43" East

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ESCROW NO.: 070200186JL

along said SR-19 right-of-way line a distance of 434.86 feet to a point on the easterly boundary of the Northwest Quarter of the Northwest Quarter of said Section 26, said point also being on the right or easterly highway right-of-way line; thence South 0 degrees 50'01" West along said easterly boundary a distance of 102.34 feet to a point, said point being the true point of beginning; thence South 6 degrees 58'18" West a distance of 671.14 feet to a point on the southerly boundary of that parcel of land as granted to Water Cox and John E. Michelsen, in deed recorded August 22, 1963, in Book 19, Page 135, Document No. 23282, Official Records of Douglas County, Nevada; thence South 60 degrees 41'40" East along said southerly boundary a distance of 82.28 feet to a point, said point being the southeasterly corner of said Cox and Michelsen parcel; thence North 0 degrees 03'56" East a distance of 707.55 feet to the true point of beginning.

Assessor's Parcel No. 1318-26-101-011

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 9, 2003, BOOK 0503, PAGE 4872, AS FILE NO. 0576343, AND DEED RECORDED JULY 14, 2006 IN BOOK 0706, PAGE 4975, AS FILE NO. 679748, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA." Reference is made to Record of Survey for Robert M. Melnikoff, et al and filed for record with the Douglas County Recorder on July 6, 1993, in Book 793, at Page 693, as Document No. 311703, Official Records of Douglas County, Nevada.

PARCEL NO. 2:

TOGETHER WITH that certain easement for Common Roadway to service the above described parcel of land, to which said easement is appurtenant to the adjoining parcel of land, as set forth in Agreement dated December 30, 1969, executed by PHILIP H. FENN and CHARLES BARBER, recorded January 22, 1970 in Book 73, Page 38, Document No. 46935, Official Records, more particularly described as follows:

(A) A strip of land being the East 30 feet of that certain lot, piece or parcel of land situate in the county of Douglas, State of Nevada, described as follows:

BEGINNING at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which is 1,146.60 feet West from the 1/4 corner between

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Sections 23 and 26; thence South 0 degrees 08' East, a distance of 1,317.13 feet; thence North 89 degrees 49' West, a distance of 157.02 feet; thence North 0 degrees 08' West, a distance of 1,316.93 feet; thence South 89 degrees 46' East, a distance of 160.95 feet to the POINT OF BEGINNING.

(B) A strip of land being the West 30 feet of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

BEGINNING at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which is 1,146.60 feet West from the 1/4 corner between Sections 23 and 26; thence South 0 degrees 08' East, a distance of 1,317.13 feet; thence East 163.80 feet; thence North 1,316.93 feet; thence West, a distance of 163.80 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

An easement for ingress and egress, drainage, and parking as shown in Agreement recorded April 16, 1996, in Book 496, Page 2961, in Document No. 385603.

EXHIBIT "B"

ESCROW NO.: 070200186JL
Market Street Business Complex LLC, a Nevada Limited
Liability Company as to 60% Interest and Walter E.
Hartman and Sally J. Hartman, Husband and Wife as
joint tenants as to 40% interest

COPY

