

A.P.N. # 1320-29-401-010

R.P.T.T. \$ 5070.00

ESCROW NO. 070800770CH

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**SAME AS BELOW**

DOC # **0706775**  
08/01/2007 03:33 PM Deputy: GB

**OFFICIAL RECORD**

Requested By:

**STEWART TITLE**

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0807 PG-00625 RPTT: 5070.00



WHEN RECORDED MAIL TO:  
**Mr. and Mrs. Clarence Saletti**  
2713 Pamela Pl.  
Minden, NV 89423

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Carson Valley Inn, Inc. a Nevada Corporation**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Clarence J. Saletti III and Faith R. Saletti**

**husband and wife as Community Property with Right of Survivorship**

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: **July 23, 2007** **Carson Valley Inn, Inc.**

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

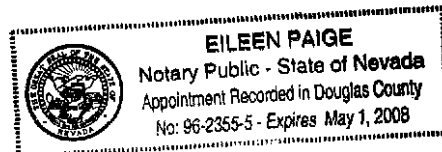
BY:

Jean E. Mulreany  
**Jean E. Mulreany**  
**Secretary**

BY: \_\_\_\_\_

STATE OF Nevada }  
  } ss.  
COUNTY OF Douglas }

This instrument was acknowledged before me on July 25, 2007, by, Jean E. Mulreany



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

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 070800770CH

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

A rectangular piece or parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North 63°25' West along said Northern Boundary a distance of 159 feet to a point; thence North 26°35' East a distance of 120 feet to a point; thence South 63°25' East a distance of 159 feet to a point; thence South 26°35' West a distance of 120 feet to THE POINT OF BEGINNING.

EXCEPT THEREFROM: that portion of a parcel of said land conveyed to the County of Douglas in Deed recorded May 7, 1982, in Book 582, Page 342, Document No. 67574, of Official Records of Douglas County, Nevada.

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TOGETHER WITH a non-exclusive easement for roadway and incidental purposes over, under and across the West 13 feet of that portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., as set forth in Easement Deed recorded January 5, 1984 in Book 184, Page 149, Document No. 093839, of Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 1, 1997, BOOK 897, PAGE 332, AS FILE NO. 418590, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



**DEED RESTRICTIONS  
EXHIBIT TO GRANT, BARGAIN, SALE DEED**

**THE FOLLOWING RESTRICTIONS SHALL APPLY TO THE PROPERTY BEING  
CONVEYED HEREIN.**

- A. MAXIMUM NUMBER OF SLOT MACHINES ALLOWED WILL BE FIFTEEN  
(RESTRICTED GAMING LICENSE ONLY)**
- B. IF THE BUILDING IS USED AS A RESTAURANT, A SALAD BAR WILL  
NOT BE ALLOWED.**
- C. IF THE BUILDING IS USED AS A RESTAURANT, THE MENU FOCUS MUST  
NOT HIGHLIGHT STEAKS, CHOPS AND SEAFOOD.**