

1320-30-802-001
A.P.N.# 1320-30-701-001 thru 005 &
1320-30-701-012, 013, 015
R.P.T.T. \$ 28333.50
ESCROW NO. 060101659
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
Same as Below

DOC # 0707570
08/15/2007 02:39 PM Deputy: SD
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 10 Fee: 23.00
BK-0807 PG-04539 RPTT: 28333.50



WHEN RECORDED MAIL TO:
Minden Gateway Center, LLC
2248 Meridian Blvd., Ste. H
Minden, NV 89423

(Space above for Recorder's Use Only)

**CORPORATION
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That
Maddax, LLC, a Nevada Limited Liability Company

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell
and Convey to
**Minden Gateway Center, 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 follows:

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: **August 09, 2007**

**Maddax, LLC
a Nevada Limited Liability Company**

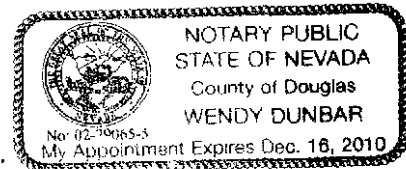
The undersigned hereby affirms that this
document submitted for recording does not
contain the social security number of any
person or persons. (Per NRS 239B.030)

BY:
**Dennis McDuffee
Manager**

BY:
**Jolie McDuffee
Manager**

STATE OF Nevada }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 8/13/07
by Dennis McDuffee and Jolie McDuffee



Signature W Dunbar
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 060101659

The land referred to herein is situated in the State of Nevada,
County of Douglas, 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

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°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°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°06'30" East, 58.16 feet; thence South 64°00'17" East,
80.32 feet; thence North 25°59'43" East, 125.19 feet;
thence South 64°00'17" East, 8.00 feet; thence North
25°59'43" East, 37.97 feet; thence North 64°00'17" West,
8.00 feet; thence North 25°59'43" East, 66.87 feet; thence
South 64°00'17" East, 75.40 feet; thence North 25°59'43"
East, 103.96 feet; thence South 64°00'17" East, 185.80
feet; thence South 25°59'43" West, 141.41 feet; thence
South 64°00'17" East, 153.24 feet; thence South 25°59'43"
West, 230.00 feet; thence North 64°00'17" West, 159.39
feet; thence South 25°59'43" West, 100.00 feet; thence
South 64°00'17" East, 125.00 feet; thence South 25°59'43"
West, 150.00 feet; thence North 63°59'03" West, 390.00 feet
to the aforementioned East right-of-way line; thence North
00°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

-1-



LEGAL DESCRIPTION - continued

Order No.:060101659

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7628, AS FILE NO. 697652, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 2

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo 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°21'30" East, 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, T. 13 N., R. 20 E., M.D.B.&M., per said Map; thence North 00°53'30" East along the East right-of-way line of Nevada State Highway 88, 90.48 feet to THE POINT OF BEGINNING; thence continuing North 00°53'30" East along said Easterly right-of-way line, 69.72 feet; thence from a tangent which bears North 00°11'10" East, curving to the right along said right-of-way line along a curve having a delta angle of 102°11'22", a radius of 210.00 feet and an arc length of 374.55 feet to an intersection with the Southerly right-of-way line of U.S. Highway 395; thence South 64°00'17" East along said Southerly right-of-way line, 98.37 feet; thence South 25°59'43" West, 103.96 feet; thence North 64°00'17" West, 75.40 feet; thence South 25°59'43" West, 66.87 feet; thence South 64°00'17" East, 8.00 feet; thence South 25°59'43" West, 37.97 feet; thence North 64°00'17" West, 8.00 feet; thence South 25°59'43" West, 125.19 feet; thence North 64°00'17" West, 80.32 feet; thence North 89°06'30" West, 58.16 feet to THE POINT OF BEGINNING.

Continued on next page

-2-

LEGAL DESCRIPTION - continued
Order No.:060101659

Reference is made to Tract D as shown on Record of Survey recorded May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada.

APN'S 1320-30-701-002 and 1320-30-701-003

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7633, AS FILE NO. 697653, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 3

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°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 North 00°53'30" East along the east right-of-way line of Nevada Highway 88, 160.20 feet; thence from a tangent which bears North 00°11'10" East, curving to the right along said right-of-way line along a curve having a delta angle of 102°11'22", a radius of 210.00 feet and an arc length of 374.55 feet to an intersection with the Southerly right-of-way line of U.S. Highway 395; thence South 64°00'17" East along said Southerly right-of-way line, 284.17 feet to THE POINT OF BEGINNING;

Continued on next page

-3-

LEGAL DESCRIPTION - continued
Order No.:060101659

thence continuing South 64°00'17" East along said Southerly right-of-way line, 189.92 feet;
thence South 25°59'43" West, 118.88 feet;
thence North 64°00'17" West, 36.68 feet;
thence South 25°59'43" West, 22.53 feet;
thence North 64°00'17" West, 153.24 feet;
thence North 25°59'43" East, 141.41 feet to THE POINT OF BEGINNING.

APN 1320-30-701-005

Reference is made to Tract C as set forth on Record of Survey recorded May 17, 1991, in Book 591, at Page 2566, as Document 250947, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 25, 2005, BOOK 0205 PAGE 9471, AS FILE NO. 637586, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

Together with a 15" sewer easement as described in document recorded April 25, 2007 in Book 0407, Page 7696, Document No. 699801, Official Records, Douglas County, Nevada.

LEGAL DESCRIPTION NO. 4

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
Continued on next page

-4-



LEGAL DESCRIPTION - continued
Order No.:060101659

County, Nevada, Recorder's Office, which bears North 03°21'30" East, 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, T. 13 N., R. 20 E., M.D.B.&M., per said Map; thence South 00°53'30" West along the east right-of-way line of Nevada Highway 88, 199.52 feet; thence South 63°59'03" East,, 390.00 feet to THE POINT OF BEGINNING:

thence North 25°59'43" East, 150.00 feet;
thence South 64°00'17" East, 90.00 feet;
thence North 25°59'43" East, 110.00 feet;
thence South 64°00'17" East, 177.36 feet;
thence South 26°35'00" West, 80.12 feet;
thence North 63°55'57" West, 14.32 feet;
thence South 00°31'06" West, 199.56 feet;
thence North 63°57'06" West, 241.18 feet;
thence North 63°59'03" West, 96.89 feet to THE POINT OF BEGINNING.

Assessor's Parcel No. 1320-30-701-012

PARCEL 1A:

Together with a road easement described as follows:

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT OF BEGINNING; thence North 64°00'17" West, 50.00 feet; thence North 26°35'00" East, 168.57 feet; thence North 42°50'37" East, 50.00 feet; thence North 26°35'00" East, 144.86 feet to the Southerly right-of-way line of U.S. Highway 395; thence South 64°00'17" East along said Southerly right-of-way line, 36.00 feet; thence South 26°35'00" West, 361.43 feet to THE POINT OF BEGINNING.

PARCEL 1B;

Together with a 20-foot utility easement described as
Continued on next page

-5-

LEGAL DESCRIPTION - continued
Order No.:060101659

follows:

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT OF BEGINNING; thence North 64°00'17" West, 20.00 feet; thence North 26°35'00" East, 361.43 feet to the Southerly right-of-way line of U.S. 395; thence South 64°00'17" East along said Southerly right-of-way line, 20.00 feet; thence South 26°35'00" West, 361.43 feet to the TRUE POINT OF BEGINNING.

Reference is made to Tract E as set forth on Record of Survey recorded May 17, 1991, in Book 591, at Page 2566, as Document No. 250947.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 25, 2006, BOOK 0406, PAGE 8391, AS FILE NO. 673406, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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°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°53'30" West, along the East right-of-way line of Nevada Highway 88, 199.52 feet; thence South 63°59'03" East 390.00 feet;

Continued on next page

-6-



LEGAL DESCRIPTION - continued
Order No.:060101659

thence North 25°59'43" East 150.00 feet to the point of beginning; thence North 64°00'17" West 125.00 feet; thence North 25° 59'43" East 100.00 feet; thence South 64°00'17" East 159.39 feet; thence North 25°59'43" East 10.00 feet; thence South 64°00'17" East 55.61 feet; thence South 25°59'43" West 110.00 feet; thence North 64°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°00'17" East 127.43 feet; thence North 26°35'00" East 168.57 feet; thence North 42°50'37" East 50.00 feet; thence North 26°35'00" East 144.86 feet to the Southerly right-of-way line of U.S. 395; thence South 64°00'17" East, along said Southerly right-of-way line, 36.00 feet; thence South 26°35'00" West 411.43 feet; thence North 64°00'17" West 176.85 feet; thence North 25°59'43" East 50.00 feet to the point of beginning.

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 MARCH 23, 2007, BOOK 0307, PAGE 7628, AS FILE NO. 697562, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 6:

Continued on next page

-7-



LEGAL DESCRIPTION - continued
Order No.:060101659

A Parcel of land situated in and being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 230 East, M.D.B. & M., described as follows:

PARCEL 1:

Commencing at a point which is 30 feet Southwesterly, measured at right angles, from the surveyed centerline of Nevada State Highway Route 3 (U.S. 395) and which is North 63°25' West, a distance of 1730.00 feet from the intersection of the Westerly side of TENTH street in the Town of Minden, in said Douglas County, and the existing Southwesterly 30 foot right of way line of said Highway; said point of beginning further described as bearing North 57°03'22" West, a distance of 7869.45 feet from the East 1/4 section of corner Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North 63°25' West a distance of 483.49 feet to a point; thence South 00°53'30" West, a distance of 707.74 feet to the True Point of Beginning; thence South 00°53' West, a distance of 200.00 feet to a point; thence North 63°25' West, a distance of 727.07 feet to an intersection with the Easterly right of way line of Nevada State Highway Route 88; thence North 00°53'30" West along said Easterly right of way line a distance of 200.00 feet to a point; thence South 63°25' East, a distance of 725.07 feet to the Point of Beginning.

APN 1320-30-802-001

PARCEL 2:

Access rights as contained in that Reciprocal Access Easement Agreement, Recorded September 28, 1998, in Book 998, at Page 5738, as Document No. 450462, of Official Records Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
Continued on next page

LEGAL DESCRIPTION - continued
Order No.:060101659

HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7680, AS FILE NO.
697660, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

LEGAL DESCRIPTION NO. 7

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:

Tract B-2 as set forth in Final Parcel Map LDA 04-072 for
Raymond D. May, filed in the office of the County Recorder
of Douglas County, State of Nevada on December 23, 2004,
Book 1204, Page 11330, Document No. 632788.

APN 1320-30-701-015

PARCEL 2:

A non-exclusive easement for pedestrian and vehicular
Ingress, egress, parking and incidental purposes as created
by that certain Declaration of Covenants, Conditions and
Restrictions and Establishment of Easements recorded
November 30, 1982 in Book 1182, Page 1333 as Instrument No.
73566 and amendment thereto recorded January 3, 1991 in
Book 191, Page 188 as Instrument No. 242195 of Official
Records.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7635, AS FILE NO.
697654, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

-9-

