

OFFICIAL RECORD
Requested By:
ALLISON MACKENZIE

APN: 1418-15-701-009;
1418-15-701-010

MAIL TAX STATEMENTS/
RETURN RECORDED DEED TO:

PETER SWEETLAND
c/o Bradley Paul Elley
120 Country Club Dr., #5
Incline Village, NV 89451
RPTT: _____

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0907 PG- 2596 RPTT: # 7



The parties executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS DEED, made this 7th day of September, 2007, by and between RUTH S. REED and MARK R. SWEETLAND, as Co-Trustees of the TESTAMENTARY TRUST OF JACK SWEETLAND as established by his Will dated November 28, 1998, hereinafter referred to as "GRANTOR," and PETER SWEETLAND an single man, as to an undivided 18.5/90ths interest, hereinafter referred to as "GRANTEE,"

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEE, and to his heirs, successors and assigns forever, an undivided 18.5/90ths interest, in and to that certain real property situated in Douglas County, state of Nevada, and more particularly described as follows:

See Exhibit "A" attached herein an incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

TESTAMENTARY TRUST OF JACK SWEETLAND established by his Will dated November 28, 1998

By: Ruth S. Reed, Co-Trustee
RUTH S. REED, Co-Trustee

By: CO-TRUSTEE
MARK SWEETLAND, Co-Trustee

STATE OF CALIFORNIA)
) : ss.
COUNTY OF CONTRA COSTA)

On 9/7/07, 2007, before me, Debbie A Barry, personally appeared RUTH S. REED and MARK R. SWEETLAND, as Co-Trustees of the TESTAMENTARY TRUST OF JACK SWEETLAND as established by his Will dated November 28, 1998, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Debbie A Barry
NOTARY PUBLIC



EXHIBIT "A"

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

PARCEL I:

"ALL THAT PORTION OF THE S 1/2 OF LOT 3 IN SECTION 15, T. 14 N., R. 18 E., M. D. B. & M., SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, HEREIN DESIGNATED AS THE SOUTHERLY PORTION OF LOT "B", WHICH SAID LOT "B" IS DESCRIBED IN THAT CERTAIN DEED DATED DECEMBER 29, 1954, AND RECORDED IN BOOK B-1 OF DEEDS AT PAGE 237, RECORDS OF SAID DOUGLAS COUNTY, SAID SOUTHERLY PORTION OF LOT "B" HEREIN CONVEYED BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT "B" ON THE WESTERLY RIGHT OF WAY LINE OF NEVADA STATE HIGHWAY, U.S. ROUTE 50, FROM WHICH SAID POINT OF BEGINNING THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, AND 23, T. 14 N., R. 18 E., M. D. B. & M., BEARS S. 45° 19'59.6" E., A DISTANCE OF 2102.499 FEET; AND RUNNING THENCE N. 89°38'49.7" W., ALONG THE SOUTHERLY BOUNDARY OF SAID LOT "B" A DISTANCE OF 753.458 FEET TO A POINT;

THENCE S. 60°00'00" W., CONTINUING ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 97.472 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF LAKE TAHOE AS ADJUSTED BY SURVEY;

THENCE N. 39°47'52.2" W., ALONG SAID MEANDER LINE A DISTANCE OF 71.143 FEET TO A POINT;

THENCE N. 60°00'00" E., A DISTANCE OF 90.799 FEET TO A POINT;

THENCE S. 89°38'49.7" E., A DISTANCE OF 798.250 FEET TO AN INTERSECTION WITH THE ABOVE MENTIONED WESTERLY RIGHT OF WAY LINE OF NEVADA STATE HIGHWAY, U.S. ROUTE 50;

THENCE S. 7°30'37.5" E., ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 42.667 FEET TO A POINT;

THENCE S. 6°12'20.5" E., CONTINUING ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 8.792 FEET TO THE POINT OF BEGINNING.

PARCEL II:

ALL THAT PORTION OF THE S 1/2 OF LOT 3, IN SEC. 15, T.14 N., R. 18 E., M. D. B. & M., SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, HEREIN DESIGNATED AS LOT A, WHICH SAID LOT A IS DESCRIBED IN THAT CERTAIN DEED DATED DECEMBER 29, 1954 AND RECORDED IN BOOK B-1 OF DEEDS AT PAGE 245, RECORDS OF SAID DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, IN THE 1/16 - SECTION LINE WHICH IS THE SOUTH BOUNDARY OF SAID LOT 3, WHICH IS THE POINT OF ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NEVADA STATE HIGHWAY, U.S. ROUTE 50, AND FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 T. 14 N., R. 18 E., M. D. B. & M., BEARS S. 48°14'32.6" E., A DISTANCE OF 1981.432 FEET, AND RUNNING THENCE N. 89°43'38.3" W., ALONG THE 1/16 SECTION LINE WHICH IS THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 762.869 FEET, TO ITS INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF LAKE TAHOE AS ADJUSTED BY SURVEY;

THENCE N. 39°47'52.2 W. ALONG SAID MEANDER LINE, A DISTANCE OF 144.080 FEET:

THENCE N. 60°00'00" E., A DISTANCE OF 97.472 FEET;

THENCE S. 89°38'49.7" E., A DISTANCE OF 753.458 FEET, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE NEVADA STATE HIGHWAY. U.S. ROUTE 50;

THENCE S. 6°12'20.5" E., ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 159.359 FEET, TO THE POINT OF BEGINNING.

"EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE 6229.00 FOOT LEVEL OF LAKE TAHOE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LAND OR NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED. EXCEPTING ANY PORTION BELOW SUCH ELEVATION AS MAY BE ESTABLISHED AS THE BOUNDARY BY BOUNDARY LINE AGREEMENT WITH THE STATE OR BY QUIET TITLE ACTION IN WHICH THE STATE IS A PARTY".

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 14, 1994, IN BOOK 06094, PAGE 2422 AS INSTRUMENT NO. 339649.

PARCEL III:

AN EASEMENT FOR INGRESS AND EGRESS AND DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT E, PARCEL 1, AS SHOWN ON THE MAP OF SURVEY FOR NELLIE R. SWEETLAND FILED FOR RECORD ON DECEMBER 6, 1955, DOCUMENT NO. 11104, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT E WHICH BEARS NORTH 89°38'50" WEST 36.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT E, SAID POINT BEING ON THE CENTERLINE OF THIS EASEMENT DESCRIPTION;
THENCE ALONG THE CENTERLINE NORTH 25°35'43" EAST, 51.96 FEET TO A POINT ON THE WESTERLY LINE OF U.S. HIGHWAY 50.

THE SIDE LINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET THE GRANTORS PROPERTY LINES.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 24, 2007 IN BOOK 707, PAGE 8929 AS INSTRUMENT NO. 706111.

