

A.P.N.: 1418-15-701-010 and 1418-15-701-009  
File No: 121-2331548 (CD)  
R.P.T.T.: \$46,800.00

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 7 Fee: 20.00  
BK-0907 PG- 3306 RPTT: 46800.00



When Recorded Mail To: Mail Tax Statements To:  
SF Pacific, LLC  
101 Ygnacio Valley Road, Suite 320  
Walnut Creek, CA 94596

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruth S. Reed and Mark R. Sweetland as Co-Trustees of the Testamentary Trust of Jack Sweetland, established by his will dated November, 1988 and Ruth S. Reed, also know as Ruth Sweetland and Ruth Sweetland Reed, and Mark Sweetland, also known as Mark R. Sweetland and as Mark Reilly Sweetland and as Mark Riley Sweetland, and Ernest John Sweetland, also known as Ernest John Sweetland III, and Peter Sweetland, all as their interests may appear of record

do(es) hereby *GRANT, BARGAIN and SELL* to

SF Pacific, LLC, a California Limited Liability Company

the real property situate in the County of Douglas, State of Nevada, 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. 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.**

**TOGETHER WITH ADJACENT LANDS BETWEEN SAID GOVERNMENT MEANDER LINE AT LAKE TAHOE AND A LINE ON THE BED OF LAKE TAHOE, WHOSE ELEVATION IS 6,223 FEET, LAKE TAHOE DATUM, AS PROVIDED FOR IN NRS 321.595.**

**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.**

**TOGETHER WITH ADJACENT LANDS BETWEEN SAID GOVERNMENT MEANDER LINE AT LAKE TAHOE AND A LINE ON THE BED OF LAKE TAHOE, WHOSE ELEVATION IS 6,223 FEET, LAKE TAHOE DATUM, AS PROVIDED FOR IN NRS 321.595.**

**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:**

**ALL THAT LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 15, T. 14 N., R. 18 E., M.D.B. & M., AND BEING A PORTION OF LOT 1, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 597, OFFICIAL RECORDS, AT PAGE 2567, IN THE DOUGLAS COUNTY RECORDER'S OFFICE, AND DESCRIBED AS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND THENCE THE FOLLOWING THREE COURSES:**

**N 89°40'40" W 762.71 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE GOVERNMENT MEANDER LINE AT LAKE TAHOE.**

**S 40°00'00" E 6.40 FEET ALONG SAID MEANDER LINE,**

**N 89°57'13" E 758.58 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH ADJACENT LANDS BETWEEN SAID GOVERNMENT MEANDER LINE AT LAKE TAHOE AND A LINE ON THE BED OF LAKE TAHOE, WHOSE ELEVATION IS 6,223 FEET, LAKE TAHOE DATUM, AS PROVIDED FOR IN NRS 321.595.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 23, 1998 IN BOOK 998, PAGE 4565 AS INSTRUMENT NO. 450051.**

**PARCEL IV**

**AN EASEMENT FOR INGRESS AND EGRESS PER THE TERMS OF AN INSTRUMENT RECORDED JULY 24, 2007 IN BOOK 707, PAGE 8929 AS INSTRUMENT NO. 706111 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.**

**PARCEL V:**

**AN EASEMENT FOR INGRESS AND EGRESS PER THE TERMS OF AN INSTRUMENT RECORDED JULY 27, 2007 IN BOOK 707, PAGE 10094 AS INSTRUMENT NO. 706361 AND DESCRIBED AS FOLLOWS:**



**ALL THAT PORTION OF LOT C PARCEL 1, AND LOT D PARCEL 1, AND THE NORTH 1/2 OF LOT B, 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 NORTH LINE OF SAID LOT D PARCEL 1 WHICH BEARS NORTH 89°38'50" WEST 36.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT D, SAID POINT BEING ON THE CENTERLINE OF THIS EASEMENT DESCRIPTION;**

**THENCE ALONG THE CENTERLINE SOUTH 25°00'00" EAST 33.00 FEET; THENCE SOUTH 10°30'00" EAST 24 FEET; THENCE SOUTH 02°30'00" WEST 36.00 FEET; THENCE SOUTH 19°00'00" WEST 35.00 FEET; THENCE SOUTH 25°30'00" WEST 130.00 FEET; THENCE SOUTH 35°30'00" WEST 9.85 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF SAID LOT B.**

**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 27, 2007 IN BOOK 707, PAGE 10094 AS INSTRUMENT NO. 706361.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/08/2007







