

DOC # 710570
10/04/2007 11:37AM Deputy: PK
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-1007 PG-1261 RPTT: 23,595.00



A.P.N. 1220-04-501-018
Escrow No.: DO-1070330-LI
1070330

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Vendetti, LLC
4525 Anaco Beach Road
Anacortes, WA 98221

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$23,595.00,

GRANT, BARGAIN, SALE DEED

That **Bencor/Waterloo L.P.**, a Nevada Limited Partnership in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Vendetti, LLC** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This deed is given subject to any Covenants, Conditions, Restrictions and Easements of record.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: September 18, 2007

Bencor/Waterloo L.P.
a Nevada limited partnership

By: Bencor Development, LLC
a Colorado limited liability company

Its: General Partner

By: Ray Walkowski
Ray Walkowski, Manager,

STATE OF Colorado)
NEVADA)

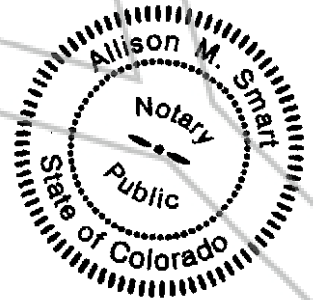
COUNTY OF El Paso)

On September 18, 2007 personally appeared before me, a Notary Public, Ray Walkowski, Manager of Bencor Development, LLC, general partner of Bencor/Waterloo L.P., a Nevada Limited Partnership.

who acknowledged that he executed the above instrument.

Signature Allison M. Smart
(Notary Public)

My Commission Expires: 8/9/2009



COOPER



EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

APN: previously 1220-04-501-007 and 008 and a portion of 1220-04-501-006. Portions of that certain property within Douglas County, Nevada situate in Section 4, Township 12 North, Range 20 East, M.D.M., as shown as parcels "APN 25-142-15", "APN 25-142-16" and "APN 25-142-17" on Record of Survey recorded June 26, 1990 as Document #228900, in Official Records, described as follows:

Commencing at the most Northerly point of said "APN 25-142-16"; Thence along the line of US HWY 395 South 50°18'53" East, a distance of 136.28 feet to the point of beginning; Thence continuing along the line of US HWY 395 South 50°18'53" East, a distance of 317.61 feet; Thence South 88°18'01" West, a distance of 37.04 feet; Thence along a non-tangent curve, concave Northwesterly, with a radius of 100.00 feet, through an angle of 55°00'26", and an arc length of 96.00 feet, a chord bearing South 18°10'19" West, a distance of 92.36 feet; Thence along the line of Waterloo Lane South 45°39'43" West, a distance of 162.78 feet; Thence North 50°00'45" West, a distance of 305.61 feet; Thence North 39°26'27" East, a distance of 270.70 feet to the point of beginning.

Reference is hereby made to that certain Record of Survey Map for Boundary Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada on December 13, 2005 as Document No. 663320, Official Records.

NOTE: Legal description previously contained in Document No. 0663319 in Book 1205 at Page 6119 recorded on December 13, 2005.

EXCEPTING THEREFROM all that portion of said land granted to the County of Douglas, a political subdivision of the State of Nevada, in Grant Deed for Public Roadway recorded in the office of the Douglas County Recorder, State of Nevada, on January 30, 2007 in Book 0107 at Page 9633 as Document No. 0693939, described as follows:

All that certain property within Douglas County, Nevada situate in Section 4, Township 12 North, Range 20 East, M.D.M., described as follows:

Commencing at the most Northerly point of Parcel A as shown on Record of Survey #663320 filed December 13, 2005, Official Records Douglas County; Thence along the Northeasterly line of said Parcel A and the Southwesterly line of US Highway 395 South 50°18'53" East, a distance of 242.93 feet to the point of beginning; Thence continuing along said Southwesterly line South 50°18'53" East,

Continued...



EXHIBIT "A" CONTINUED....

a distance of 74.68 feet; Thence South $88^{\circ}18'01''$ West, a distance of 37.04 feet; Thence North $09^{\circ}20'43''$ West, a distance of 18.67 feet; thence along a tangent curve to the left, with a radius of 50.00 feet, through an angle of $40^{\circ}58'10''$, and an arc length of 35.75 feet to the point of beginning.

All of grantor's rights to those certain non-exclusive reciprocal easements described as Parcel 2 below.

PARCEL 2:

Non-exclusive reciprocal easements for access, ingress and egress over all paved driveways, roadways and walkways, and easements for slope, water detention and drainage facilities, water mains, sewers and other utility facilities as set forth in that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in the office of the Douglas County Recorder, State of Nevada on January 27, 2006 in Book 0106 at Page 9295 as Document No. 666674, Official Records, and that certain Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on June 29, 2006 in Book 0606 at Page 10661 as Document No. 0678417, Official Records.

