

DOC # 733304  
11/19/2008 03:34PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN TITLE HOW  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-1108 PG-3691 RPTT: 6,240.00



A.P.N.: 1220-03-310-001  
File No: NCS-369250-SA1 (dn)  
R.P.T.T.: \$6,240.00 C

When Recorded Mail To: Mail Tax Statements To:  
Carson Valley Car Wash, LLC  
2216 Stewart Street  
Stockton, CA 95205

***GRANT, BARGAIN and SALE DEED***

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

Oppio Ranches, LLC, a Nevada limited liability company

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

Carson Valley Car Wash, LLC, a Nevada limited liability company

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

**PARCEL 1 OF AMENDED PARCEL MAP FOR WASS ET AL, FILED FOR RECORD APRIL 26, 1990 IN BOOK 490, PAGE 3454 AS DOCUMENT NO. 224646, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EXCEPTING THEREFROM ANY PORTION OF SAID LAND AS DEEDED BY QUITCLAIM DEED TO THE STATE OF NEVADA ACTING BY AN THROUGH ITS DEPARTMENT OF TRANSPORTATION AS FILED FOR RECORD AUGUST 28, 1992 IN BOOK 892, PAGE 4830 AS DOCUMENT 287043, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: \_\_\_\_\_

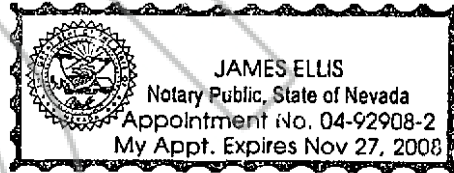
Oppio Ranches, LLC, a Nevada limited liability company

Charles Oppio  
By: Charles Oppio Charles Oppio  
Its: Manager

STATE OF NEVADA )  
: ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on NOVEMBER 13 2008 by **Oppio Ranches, LLC, a Nevada limited liability company.**

Jen  
Notary Public  
(My commission expires: 11/27/08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/13/08 under Escrow No. **NCS-369250-SA1.**