

APN#: 1320-29-401-010  
RPTT: \$~~10~~9

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-1208 PG- 3138 RPTT: # 9

Recording Requested By:  
Faith R. Saletti

Escrow No.:  
When Recorded Mail To:  
Saletti's of Minden, LLC  
1623 Hwy 395  
Minden, NV  
89423



Mail Tax Statements to: (deeds only)  
Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

Clarence J. Saletti HI

Clarence J. Saletti HI

Grantor

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Clarence J. Saletti III and Faith R. Saletti, husband and wife as Community Property with Right of Survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Saletti's of Minden, LLC, a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 12/12/2008

*Clarence J. Saletti III*  
Clarence J. Saletti III

*Faith R. Saletti*  
Faith R. Saletti

STATE OF NEVADA

COUNTY OF Douglas

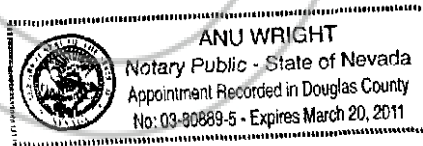
} ss

This instrument was acknowledged before me on

DECEMBER 12, 2008

by Clarence J. Saletti III & Faith R Saletti

*Anu Wright*  
Notary Public



## EXHIBIT "A"

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

A rectangular piece or parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North 63°25' West along said Northern Boundary a distance of 159 feet to a point; thence North 26°35' East a distance of 120 feet to a point; thence South 63°25' East a distance of 159 feet to a point; thence South 26°35' West a distance of 120 feet to THE POINT OF BEGINNING.

EXCEPT THEREFROM: that portion of a parcel of said land conveyed to the County of Douglas in Deed recorded May 7, 1982, in Book 582, Page 342, Document No. 67574, of Official Records of Douglas County, Nevada.

APN 1320-29-401-010

TOGETHER WITH a non-exclusive easement for roadway and incidental purposes over, under and across the West 13 feet of that portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., as set forth in Easement Deed recorded January 5, 1984 in Book 184, Page 149, Document No. 093839, of Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 1, 1997, BOOK 897, PAGE 332, AS FILE NO. 418590, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



DEED RESTRICTIONS  
EXHIBIT TO GRANT, BARGAIN, SALE DEED

THE FOLLOWING RESTRICTIONS SHALL APPLY TO THE PROPERTY BEING  
CONVEYED HEREIN.

- A. MAXIMUM NUMBER OF SLOT MACHINES ALLOWED WILL BE FIFTEEN  
(RESTRICTED GAMING LICENSE ONLY)
- B. IF THE BUILDING IS USED AS A RESTAURANT, A SALAD BAR WILL  
NOT BE ALLOWED.
- C. IF THE BUILDING IS USED AS A RESTAURANT, THE MENU FOCUS MUST  
NOT HIGHLIGHT STEAKS, CHOPS AND SEAFOOD.

