

DOC # 734902  
12/23/2008 02:44PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
FIRST CENTENNIAL - RENO  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-1208 PG-4487 RPTT: 955.50



**RECORDING REQUESTED BY:**

First Centennial Title Company of Nevada  
Order No. 170236 CT

**When Recorded Mail Document  
and Tax Statement To:**

Hussman Land & Livestock Co  
1250 US Hwy 395 North  
Gardnerville, NV 89410

RPTT: \$955.50  
APN: 1220-24-810-016

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That U.S. Bank National Association, as Trustee

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,  
Bargain, Sell and

Convey to Hussman Land & Livestock Co *inc*, a Nevada corporation

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

See "Exhibit One" Legal See "Exhibit Two" Special Warranty Deed for Verbiage

- SUBJECT TO: 1. Taxes for the fiscal year 2008-09  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: December 17, 2008

U.S. Bank National Association, as Trustee

BY:

*Terri Acierno*  
Terri Acierno

STATE OF CA  
COUNTY OF San Diego

I, Shawn Jimenez, a Notary Public of the County and State first above written, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18<sup>th</sup> Dec 2008.

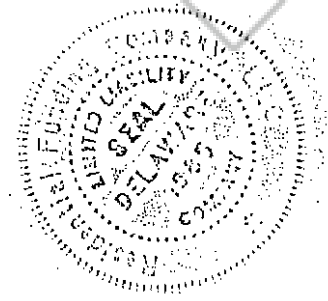
*Shawn Jimenez*  
Notary Public

My Commission Expires: 11/30/11

(SEAL)



*Shawn Jimenez*  
*Nov 30, 2011*  
*1782637*



BK-1208  
PG-4488

EXHIBIT ONE  
Legal Description

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

Parcel No. 1:

A parcel of land situated in and being a portion of the Southeast  $\frac{1}{4}$  of Section 24, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and Lanes are shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; thence East along the centerline of the Palomino Lane (50 feet in width), a distance of 989.19 feet to the true point of beginning; thence South  $00^{\circ}05'00''$  East, a distance of 181.00 feet to a point; thence West, a distance of 314.52 feet to the centerline of Thorobred Avenue (50 feet in width); thence North along said centerline, a distance of 181.00 feet to a point; thence East along the centerline of Palomino Lane a distance of 314.26 feet to the POINT OF BEGINNING.

Said land more fully shown on Lot 20 on the (unofficial) map of Thompson Acres Unit No. 1, including all that portion of said land lying within the lines of Thorobred Avenue and Palomino Lane.

Parcel No. 2:

A non-exclusive right of way for road utility purposes 50 feet in width lying 25 feet on either side of the following described centerline.

COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and Lanes are shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; thence from the Point of commencement, South a distance of 515.00 feet; thence along a curve to the right with a radius of 300 feet, an angle of  $31^{\circ}00'$  an arc length of 162.32 feet, to a point of reverse curve; thence on a curve to the left with an angle of  $85^{\circ}30'$  whose radius is 275 feet, an arc length of 410.37 feet; thence South  $61^{\circ}40'$  East, a distance of 161.91 feet; thence North  $36^{\circ}00'$  East a distance of 68.64 feet; thence on a curve to the right with a radius of 510 feet, an angle of  $29^{\circ}00'$ , an arc length of 258.13 feet; thence North  $65^{\circ}00'$  East, a distance of 293.33 feet; thence along a curve to the right with a radius of 500 feet, an angle of  $21^{\circ}00'$ , an arc length of 183.26 feet; thence North, a distance of 608.91 feet.



**EXCEPTING THEREFROM** all that portion lying with the lines of Parcel No.1 herein-above.

**Parcel No. 3:**

A non-exclusive right of way for road utility purposes 25 feet in width more particularly described as follows:

**COMMENCING** at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and Lanes are shown on the official map of **RUHENSTROTH RANCHOS SUBDIVISION**, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; **thence East** along the centerline of Palomino Lane (50 feet in width), a distance of 649.93 feet; **thence South**, a distance of 25 feet; **thence West**, a distance of 649.93 feet; **thence North**, a distance of 25 feet to the **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM** all that portion lying within the lines of Parcel No.2 herein-above.

The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the Office of the County Recorder of Douglas, Nevada on August 8, 2002, in Book 802, Page 2341, as Document No. 549069, Official Records.

APN: 1220-24-810-016

End of Report



**SPECIAL WARRANTY DEED**  
Exhibit "Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

