

A.P.N.: 1320-30-211-092
File No: (Rt)
R.P.T.T.: \$ C

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-0909 PG- 695 RPTT: # 9



When Recorded Mail To: Mail Tax Statements To:
Douglas J. Eby and Dorothy A. Eby
Post Office Box 2274
Gardnerville, NV 89410

This instrument is being recorded as an
"Accommodation Only" by First American
Title Insurance Company and has not
been examined as to its validity, execution
or its effect upon title, if any.

GRANT, BARGAIN and SALE DEED

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

Douglas J. Eby and Dorothy A. Eby, husband and wife as joint tenants with right of survivorship

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

Ironwood Mall LLC, a Nevada Limited Liability Company

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

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION THE WEST ONE-HALF (W ½) OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL C AS SHOWN ON THE RECORD OF SURVEY #2 FOR FOOTHILL DEVELOPMENT GROUP FILED FOR RECORD ON JUNE 13, 1997 IN THE DOUGLAS COUNTY RECORDERS OFFICE IN BOOK 697, PAGE 3036, AS DOCUMENT NO. 415111;

THENCE SOUTH 00°18'00" WEST, 20.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°42'00" EAST, 255.81 FEET;

THENCE SOUTH 00°18'00" EAST, 275.91 FEET;

THENCE NORTH 89°42'00" WEST, 83.48 FEET;

THENCE SOUTH 00°18'00" WEST, 20.53 FEET;

THENCE NORTH 89°42'00" WEST, 172.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C;



THENCE NORTH 00°18'00" EAST, 296.44 FEET TO THE POINT OF BEGINNING;

THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°42'00" WEST THE CENTERLINE OF IRONWOOD DRIVE PER THE FINAL MAP FOR WESTWOOD VILLAGE UNIT NO. 1 RECORDED AS DOCUMENT NO. 37417.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 2, 1998, IN BOOK 298, PAGE 124, AS INSTRUMENT NO. 431792.

ALSO SHOWN AS ADJUSTED PARCEL C ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR FOOTHILL DEVELOPMENT GROUP AND WHITECROSS LTD. PARTNERSHIP, RECORDED FEBRUARY 2, 1998, IN BOOK 298, PAGE 126, AS INSTRUMENT NO. 431793.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN THAT "DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS" RECORDED MARCH 24, 1997 IN BOOK NO. 397, PAGE 3610 AS INSTRUMENT NO. 408981 AND RE-RECORDED JUNE 19, 1997 IN BOOK 697, PAGE 4076, AS INSTRUMENT NO. 415501 OF OFFICIAL RECORDS.

Subject to

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: 07/23/2009



Douglas J. Eby
DOUGLAS J. EBY

Dorothy A. Eby
DOROTHY A. EBY

STATE OF NEVADA)
)
) ss.
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 9-3-09 by
Douglas J. Eby and Dorothy A. Eby.

Rishele L. Thompson

Notary Public

(My commission expires: 4-10-11)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 23, 2009** under Escrow No. .