

RETURN RECORDED DEED AND MAIL
TAX STATEMENTS TO:
Joseph Patrick Sullivan
1650 Lucerne Street, Suite 201
✓ Minden, NV 89423
APN: 1220-22-410-167
R.P.T.T. EXEMPTION #7

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1009 PG- 0373 RPTT: # 7



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made effective this October 1, 2009,
by and between 1410 Akard LLC, a Nevada limited liability
company, grantor, and SULLIVAN LIVING TRUST DATED OCTOBER
16, 2003, Jay D. Sullivan, Trustee, grantee,

W I T N E S S E T H:

That the grantor, without consideration, does by
these presents grant, bargain, transfer and sell to the
grantee, and to its successors and assigns, all that
certain parcel of real property with improvements located
thereon, including all mineral, oil, gas, timber, logging
and water rights belonging or in any way appertaining to
said real property, situate in Douglas County, State of
Nevada, commonly known as 1465 Mary Jo Drive,
Gardnerville, NV 89460, and more particularly described
as follows:

(See Exhibit "A" attached hereto and incorporated herein
by this reference)

TOGETHER WITH, all and singular, the tenements,
hereditaments, and appurtenances thereunto belonging or
in anywise appertaining, and the reversion and
reversions, remainder or remainders, rents, issues, and

profits thereof;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance, effective the day and year first above written.

[Handwritten Signature]

1410 Akard LLC by Jay D. Sullivan, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

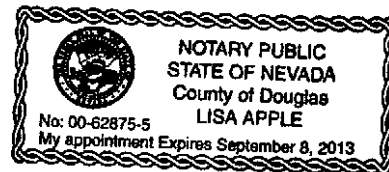
)
) ss.
)

On October 1, 2009, before me, personally appeared Jay D. Sullivan, personally known to me, or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]

Signature of Notary



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

Lot 978, as shown on the map of GARDNERVILLE RANCHOS UNIT
NO. 7, filed for record in the office of the County
Recorder of Douglas County, Nevada, on March 27, 1974, as
Document No. 72456.

Assessors Parcel No. 1220-22-410-167

EXHIBIT A