

DOC # 0755193
12/08/2009 01:00 PM Deputy: KE

OFFICIAL RECORD

Requested By:

DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1320-20-501-001
(PORTION OF)

Date: DECEMBER 8, 2009

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 8 Fee: 0.00
BK-1209 PG- 1778 RPTT: # 2

Name: MIMI MOSS, COMMUNITY DEVELOPMENT &
CYNTHIA GREGORY, DISTRICT ATTY'S OFC

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

GRANT, BARGAIN, SALE DEED #2009.314

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

FILED

NO. 2009.314

2009 DEC -8 AM 9:19

APN: 1320-29-501-001
(portion of)

RECORDED AT THE REQUEST OF:

Cynthea Gregory
Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

TED THRAN
CLERK

[Signature]
BY _____ DEPUTY

EX- 1209
PG- 1779
0755193 Page: 2 Of 8 12/08/2009

GRANT, BARGAIN, SALE DEED

This deed is made this 3rd day of December, 2009 between Monterra 270, LLC., a Nevada Corporation, Grantor(s), and Douglas County, a political subdivision of the State of Nevada, Grantee.

Grantor(s) and Grantee entered into a Development Agreement dated July 6, 2006, Document No. 0680554, Book 0706, Page 8995-9058, Ordinance 2006-1177. Additionally the Parties entered into a First Amendment dated July 17, 2008, by Document No. 726671 Book 708, Page 2255, Ordinance 2008-1250. Additionally a Second Amendment was entered into by the Parties, Ordinance 2009-1300.

Pursuant to the Development Agreement, as amended, the Grantor(s), for good and valuable consideration, the receipt of which is acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, its agents, employees, successors and assigns forever, all of its rights, title, and interest in and to the real properties and improvements situated in Douglas County, Nevada as described in Exhibits "A" and "B" and depicted in Exhibit "C" attached and incorporated by reference together with all and singular tenements, and appurtenances belonging to or in anyway pertaining to the property. The Grantors have signed on the day and year above written.

This grant does not relieve the Grantor(s), or any successor owner of the land owned by Grantor(s) from any obligations or conditions to construct Muller Lane Parkway or Heybourne Road pursuant to the conditions of approval for Planned Development 02-05 or the Development Agreement, between the Grantor and Grantee, as amended from time to time.

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Monterra 270, LLC
APN: 1320-29-501-001
Monterra Deed - Muller/Heybourne Dedication
Page 1 of 2

The individual executing this Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of these documents.

GRANTOR(S)
MONTERRA 270, LLC.
a Nevada Limited Liability Company

GRANTEE
DOUGLAS COUNTY,
a political subdivision of the State of Nevada

ML
Name: Mike Lemke
Title: President Syncon Homes,
Manager

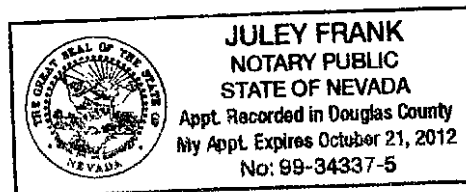
Nancy McDermid
Nancy McDermid, Chair

STATE OF NEVADA)
)ss:
COUNTY of Douglas)

This instrument was acknowledged before me on this 3rd day of December, 2009, by Michael Lemke, on behalf of Monterra 270, LLC.

Juley Frank
Notary Public

ATTEST:
TED THRAN Douglas County Clerk
Ted Thran



BY: *Laura Buducher*
CLERK TO THE BOARD

0574-058-09
09/29/09
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EXHIBIT A
DESCRIPTION
MULLER PARKWAY
91.5-Foot Public Road Right-of-Way
(Over A.P.N. 1320-29-501-001)

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

A ninety one and one-half foot (91.5') wide strip of land for public road right-of-way purposes located within a portion of Section 20, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

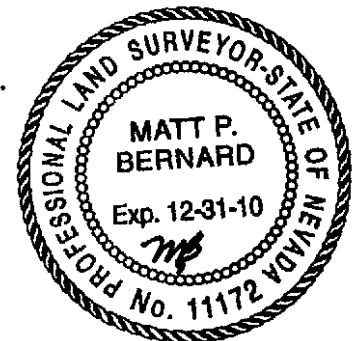
Commencing at the northwest corner of the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1, recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145, the POINT OF BEGINNING;

- thence along the north boundary of said Remainder parcel, South 89°30'10" East, 1629.81 feet;
- thence along the east boundary of said Remainder parcel, South 00°30'17" West, 91.50 feet;
- thence along a line 91.50 feet south of and parallel with said north boundary, North 89°30'10" West, 1630.31 feet;
- thence along the west boundary of said Remainder parcel, North 00°48'57" East, 91.50 feet to the POINT OF BEGINNING, containing 3.42 acres, more or less.

The Basis of Bearing of this description is South 89°30'10" East, the north boundary of the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1, recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



11-19-09

EXHIBIT B

**DESCRIPTION
HEYBOURNE ROAD
Public Road Right-of-Way
(Over A.P.N. 1320-29-501-001)**

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

A strip of land for public road right-of-way purposes located within portions of Sections 20 and 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1, recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145, the POINT OF BEGINNING;

- thence along the north boundary of said Remainder parcel, South 89°30'10" East, 80.00 feet;
- thence along a line 80 feet east of and parallel with the west boundary of said Remainder parcel, South 00°48'57" West, 91.50 feet;
- thence South 89°30'10" East, 27.35 feet;
- thence along the arc of a non-tangent curve to the left having a radius of 27.50 feet, central angle of 89°40'53", arc length of 43.04 feet, and chord bearing and distance of South 45°39'24" West, 38.78 feet;
- thence along a line 80 feet east of and parallel with said west boundary, South 00°48'57" West, 278.76 feet;
- thence along the arc of a curve to the right having a radius of 1040.00 feet, central angle of 06°55'04", arc length of 125.57 feet, and chord bearing and distance of South 04°16'29" West, 125.49 feet;
- thence along the arc of a reverse curve, having a radius of 960.00 feet, central angle of 07°02'08", arc length of 117.88 feet, and chord bearing and distance of South 04°12'57" West, 117.81 feet;
- thence along a line 80 feet east of and parallel with said west boundary, South 00°41'53" West, 866.47 feet;
- thence along the south boundary of said Remainder parcel, also being the northerly terminus of Heybourne Road as previously dedicated on said Final Subdivision Map for Monterra, Phase 1, North 89°18'07" West, 80.00 feet;
- thence along said west boundary, North 00°41'53" East, 1111.05 feet to the one-quarter corner common to said Sections 20 and 29;

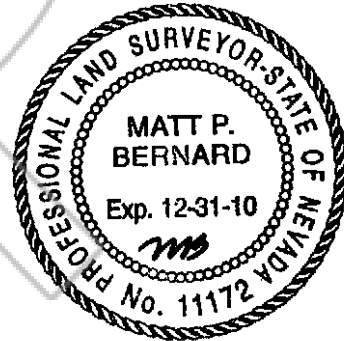
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thence along said west boundary, South 89°13'25" East, 15.06 feet;
thence along said west boundary, North 00°48'57" East, 395.60 feet to the
POINT OF BEGINNING, containing 2.81 acres, more or less.

The Basis of Bearing of this description is South 89°30'10" East, the north boundary of
the Remainder parcel as shown on the Final Subdivision Map for Monterra, Phase 1,
recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as
Document No. 653145.

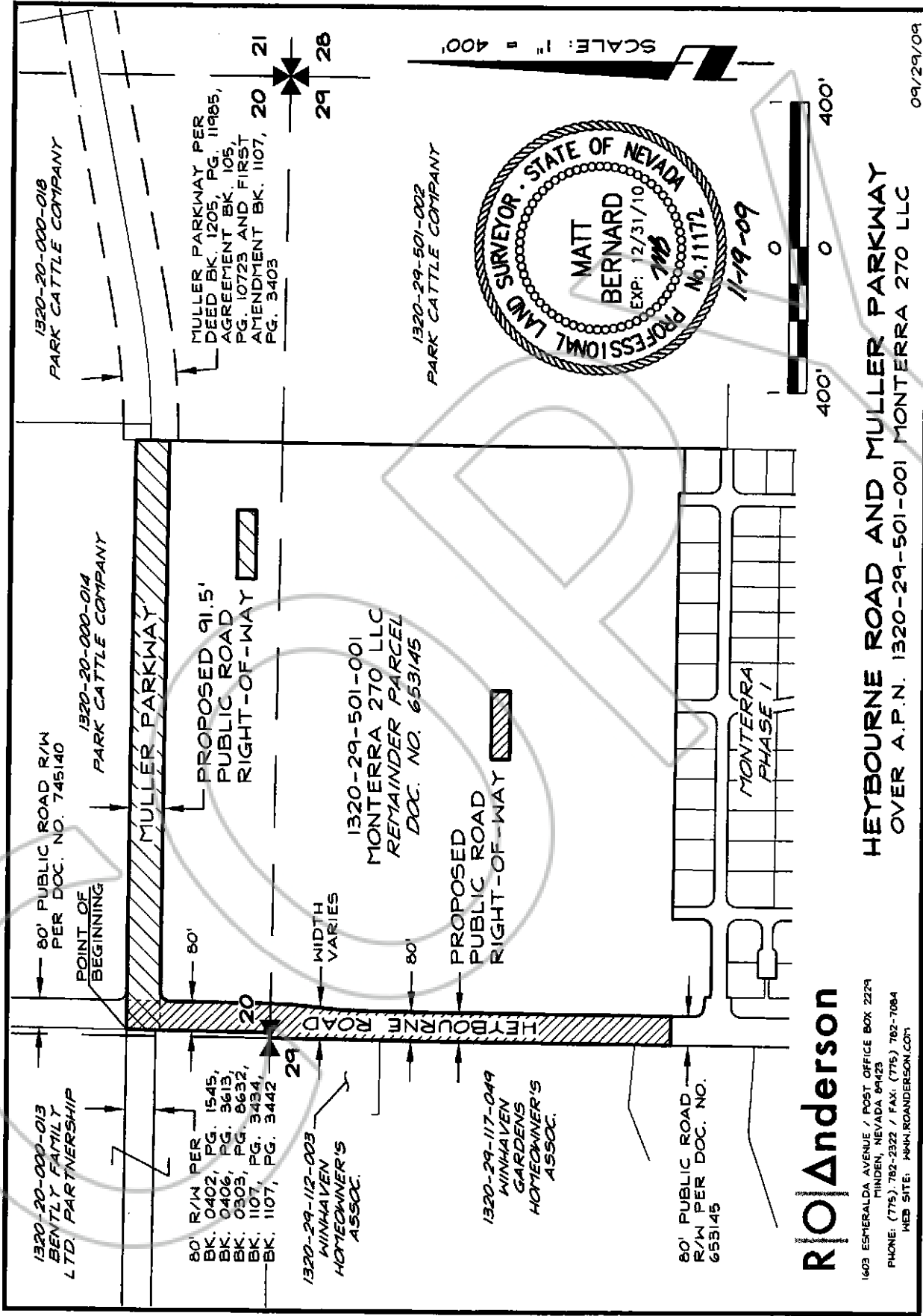
Note: Refer this description to your title company
before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



11-19-09

EXHIBIT C



R/O Anderson

1603 ESHERALDA AVENUE / POST OFFICE BOX 2229
 HINDEN, NEVADA 89425
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WWW.ROANDERSON.COM

**HEYBOURNE ROAD AND MULLER PARKWAY
 OVER A.P.N. 1320-29-501-001 MONTERRA 270 LLC**

09/29/09



COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Dec 8, 2009

[Signature] Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy