

OFFICIAL RECORD

Requested By:
KAREN WINTERS

APN: 1220-03-411-001

After Recording, Mail to:

SMDV, LLC
1454 Southgate
Gardnerville, NV 89410

Mail Tax Statements to:

Same as above

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0210 PG- 3652 RPTT: # 7



The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

THIS INDENTURE, made and entered into this 17th day of February, 2010, by and between STEPHEN D. MacCABE, as Trustee of the STEPHEN MacCABE LIVING TRUST dated November 10, 2005, party of the first part, and SMDV, LLC, a Nevada Limited Liability Company, party of the second part;

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the said party of the first part hereby grants, transfers, and conveys unto the said party of the second part, that certain piece and parcel of real property, described as follows:

A parcel of land located in the Southwest 1/4 of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1 of Block "A", as shown on the Final Map for Southgate Service Park One filed for record in the Douglas County Recorder's Office in book 691, at Page 457, as Document No. 252109; said point further described as falling on the Easterly right-of-way line of U.S. Highway 395;

thence North 64°47'58" East, 175.96 feet;

thence South 35°06'34" East, 271.66 feet to a point on the Northerly right-of-way line of Southgate Drive;

thence along said right-of-way South 76°05'05" West, 30.00 feet;

thence along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 16°51'50" and an arc length of 29.43 feet;

thence along the arc of a reverse curve to the left having a radius of 171.59 feet, a central angle of 36°32'22" and an arc length of 109.43 feet;

thence along the arc of a reverse curve to the right having a radius of 25.00 feet; a central angle of 90°00'00" and an arc length of 39.27 feet to a point on the Easterly right-of-way line of U.S. Highway 395;

thence along said right-of-way line North 33°35'27" West, 214.60 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 76°05'05" East, the centerline of Southgate Drive, as shown on said Final Map.

Assessor's Parcel No. 1220-03-411-001

Per NRS 111.312, this legal description was previously recorded on February 12, 1998, in Book 298, at Page 2279, as Document No. 432567, of Official Records.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

[Handwritten Signature]
STEPHEN D. MACCABE, Trustee

ACKNOWLEDGMENT

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

On February 17, 2010, before me, Karen L. Winters, Notary Public, personally appeared STEPHEN D. MacCABE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal 

[Handwritten Signature]
NOTARY PUBLIC