

DOC # 765272
06/15/2010 03:34PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN - NVOD LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 20.00
BK-610 PG-2787 RPTT: EX#007



WHEN RECORDED MAIL TO:

Marty A. Stone, Esq.
Celebrity Resorts of Genoa, LLC
8451 Palm Parkway
Lake Buena Vista, Florida 32836

MAIL PROPERTY TAX STATEMENTS TO:

Marty A. Stone, Esq.
Celebrity Resorts of Genoa, LLC
8451 Palm Parkway
Lake Buena Vista, Florida 32836

*No PARCEL # HAS yet
BEEN Assigned*

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That International Fiduciary Services, Inc., a Florida corporation, as Trustee of that certain trust dated September 22, 2009 ("Grantor"), FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Celebrity Resorts of Genoa, LLC, a Nevada limited liability company ("Grantee"), all that real property situated in the County of Douglas, State of Nevada, bounded and described in 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 (collectively, the "Property").

Subject to all matters of record, all matters that would be disclosed by an accurate survey and inspection of the Property, all property taxes, rights of any parties in possession and all matters arising by, through or under any party other than Grantor (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and, except for the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to GRANT, BARGAIN, and SALE all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise.



Witness my hand as of this 11th day of June, 2010.

GRANTOR:

International Fiduciary Services, Inc., a Florida corporation, as Trustee

By: _____

Leo Rose III

Name: Leo Rose III

Title: President

CORPORATE
SEAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

SEAL

On June 11, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Leo Rose III, personally known to be the person whose name is subscribed to this instrument, who being duly sworn did say that he is the President of International Fiduciary Services, Inc., a Florida corporation, as Trustee, and that said instrument was signed on behalf of said corporation by authority of its directors, and the aforesaid person acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Kelly S. Layfield
Notary Public

My Commission Expires: 6-18-2011

SEAL





STATE OF GEORGIA
COUNTY OF FULTON

)SS
)

On June 11, 2010, before me, Kelly S. Layfield, Notary Public, personally appeared Leo Rose III, as President of International Fiduciary Services, Inc., who 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 International Fiduciary Services, Inc. executed the instrument.

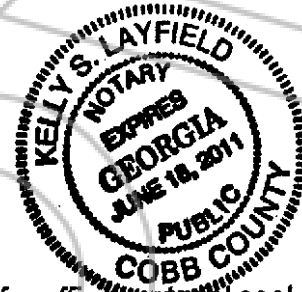
I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kelly S. Layfield

SEAL



My Commission Expires: June 18, 2011

This area for official notary seal

Notary Name: Kelly Layfield
Notary Registration Number: N/A

Notary Phone: (404) 681-3450
County of Principal Place of Business: Fulton Co. GA



EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the City of Genoa, County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one quarter of the Northeast one-quarter (NW 1/4 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as Parcel Q as shown on the Record of Survey for David Walley's Resort recorded August 6, 2009 in the Office of the Recorder, Douglas County, Nevada as Document No. 748397, further described as follows:

Commencing at 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort recorded July 26, 2009 in said Office of Recorder as Document No. 680634;

Thence South 27 deg. 56' 36" East, 667.80 feet to the northwesterly corner of Parcel Q as shown on said Record of Survey, Document No. 748397, the POINT OF BEGINNING;

thence South 65 deg. 31' 36" East, 56.32 feet;

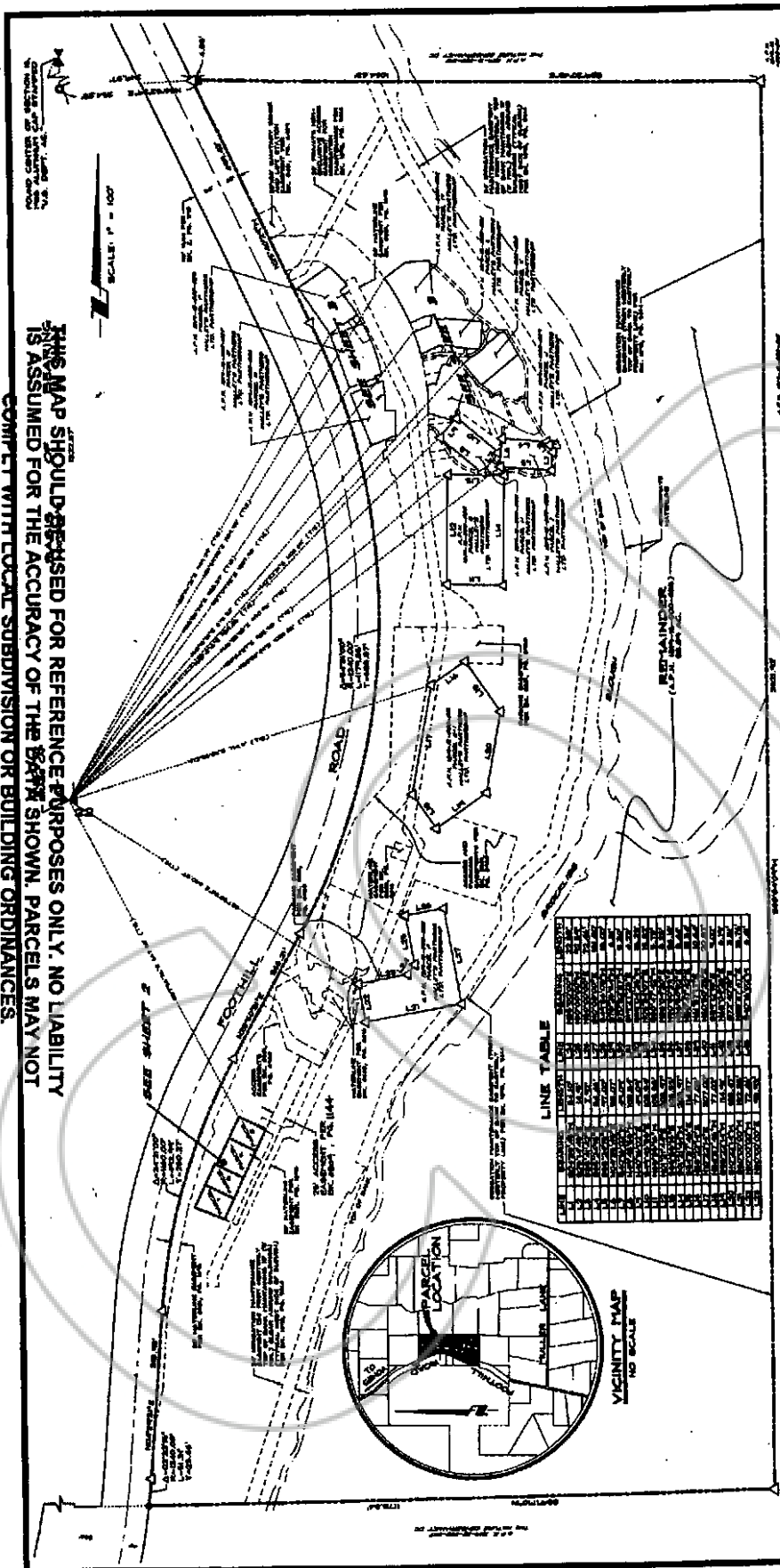
thence South 25 deg. 43' 40" West, 44.47 feet;

thence North 64 deg. 16' 20" West, 56.26 feet;

thence North 25 deg. 40' 15" East, 43.23 feet to the POINT OF BEGINNING,

containing 2,468 square feet, more or less.

The basis of bearing of this description is North 00 deg. 03' 48" West, the north-south centerline of Section 15, T.13N., R.19E., M.D.M. as shown on the Record of Survey for David Walley's Resort recorded July 26, 2006 in said Office of Recorder as Document No. 680634.



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS 6th DAY OF August 2009
AT 57 NORTH MAIN ST. COCONA, AZ. BY
OFFICIAL, RECORDED AT PAGE 1150, DOCUMENT NO. 765272
RECORDED AT THE REQUEST OF CELEBRITY RESORTS OF GONDA, LLC.

OWNER'S CERTIFICATE
I, C. GONDA, L.L.C., PROPERTY OF CELEBRITY RESORTS OF GONDA, LLC, DO HEREBY CERTIFY TO THE PREPARATION AND RECORDING OF THIS MAP AS A SUBDIVISION OF THE PROPERTY OF CELEBRITY RESORTS OF GONDA, LLC.
I, C. GONDA, L.L.C., THE PROPERTY OF CELEBRITY RESORTS OF GONDA, LLC, DO HEREBY CERTIFY TO THE PREPARATION AND RECORDING OF THIS MAP AS A SUBDIVISION OF THE PROPERTY OF CELEBRITY RESORTS OF GONDA, LLC.

SURVEYOR'S CERTIFICATE
I, R. O. ANDERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA, CERTIFY THAT:
1) THIS MAP REPRESENTS THE RESULTS OF A SURVEY.
2) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
3) THE LINES SHOWN ON THIS MAP WERE MEASURED AND PLACED IN THE FIELD BY ME AND MY ASSISTANTS.
4) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
5) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
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10) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.

NOTES
1. THIS MAP IS A SUMMARY OF THE SURVEY AS SHOWN ON THE RECORDING OF SURVEY FOR DAVID WALLETT'S RESORT (A COMMERCIAL SUBDIVISION) RECORDED JULY 24, 2008 AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER ACTION.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
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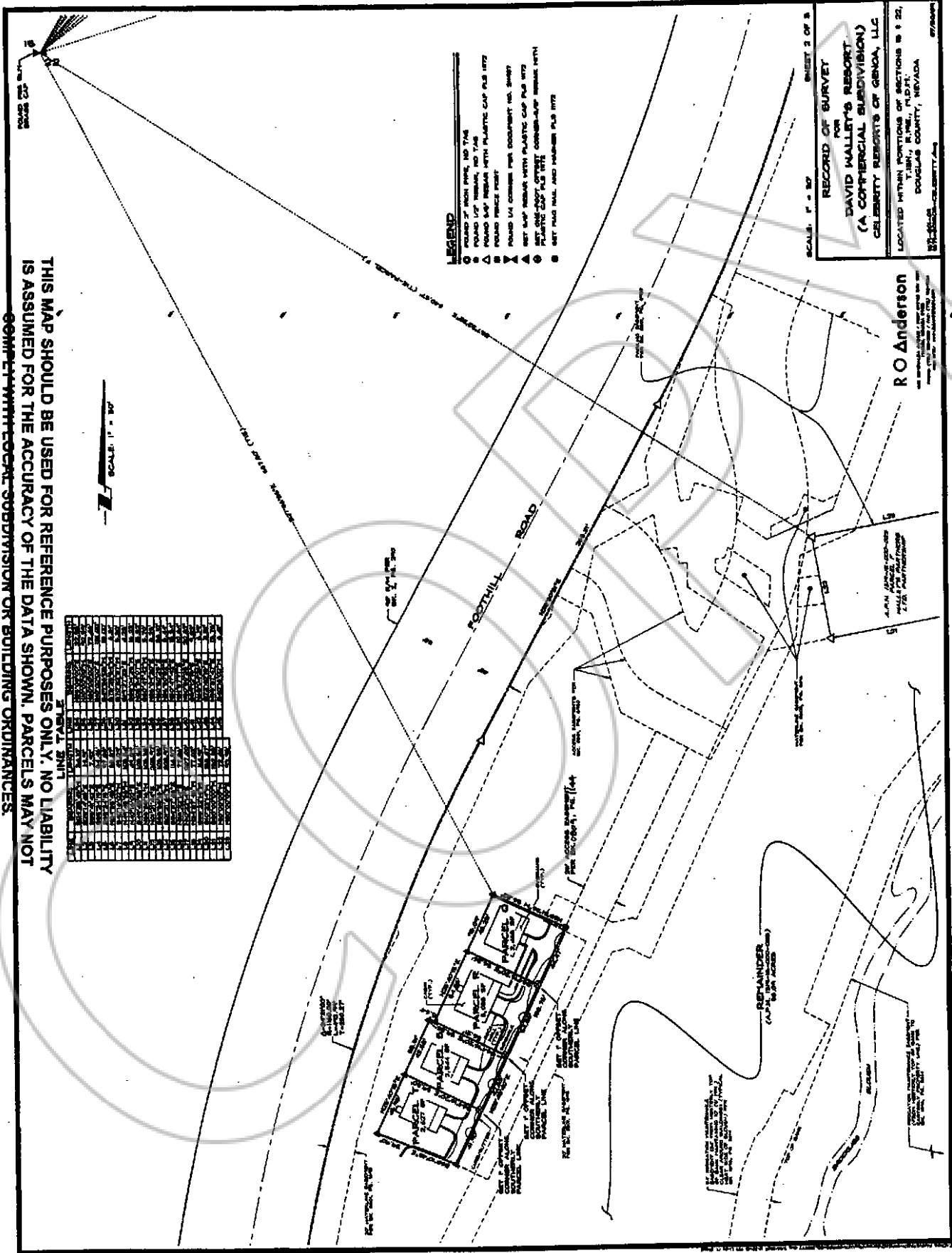
R. O. Anderson
PROFESSIONAL LAND SURVEYOR
NO. 12345

RECORD OF SURVEY
FOR
DAVID WALLETT'S RESORT
(A COMMERCIAL SUBDIVISION)
CELEBRITY RESORTS OF GONDA, LLC
LOCATED WITHIN PORTIONS OF SECTION 16 & 22,
TOWNSHIP 12N, RANGE 10E, S. 12N,
DOUGLAS COUNTY, NEVADA
871-5823, CELEBRITY.AZ

BASIS OF BEARING
THE BEARING OF THE BOUNDARIES OF SECTION 16, TOWNSHIP 12N, RANGE 10E, S. 12N, DOUGLAS COUNTY, NEVADA, WAS MEASURED AND PLACED IN THE FIELD BY ME AND MY ASSISTANTS ON JULY 24, 2008.

LEGEND
○ ROAD 1/2" WIDE, NO 7'AS
○ ROAD 1/2" WIDE, NO 7'AS
○ ROAD 1/2" WIDE, NO 7'AS
○ ROAD 1/2" WIDE, NO 7'AS
○ ROAD 1/2" WIDE, NO 7'AS
○ ROAD 1/2" WIDE, NO 7'AS
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○ ROAD 1/2" WIDE, NO 7'AS

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2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF ARIZONA.
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- LEGEND**
- FOUND 2" IRON PIPE, NO TAG
 - FOUND 1/2" IRON PIPE, NO TAG
 - △ FOUND 3/4" IRON PIPE WITH PLASTIC CAP PLS 1872
 - ▽ FOUND IRON PIPE
 - ▽ FOUND 1/4" CONCRETE PER DOCUMENT NO. 3899
 - △ SET CAP BEARS WITH PLASTIC CAP PLS 1872
 - PLASTIC CAP PLS 1872 CONCRETE BEARS WITH
 - SET IRON NAIL AND NUMBER PLS 1872

SCALE: 1" = 30'
SHEET 2 OF 5

RECORD OF SURVEY
FOR
DAVID WALLACE'S RESORT
(A COMMERCIAL SUBDIVISION)
CELEBRITY RESORTS OF GENOA, LLC

LOCATED WITHIN PORTIONS OF SECTIONS 1 & 22,
T14N R10E S12E,
DOUGLAS COUNTY, NEVADA

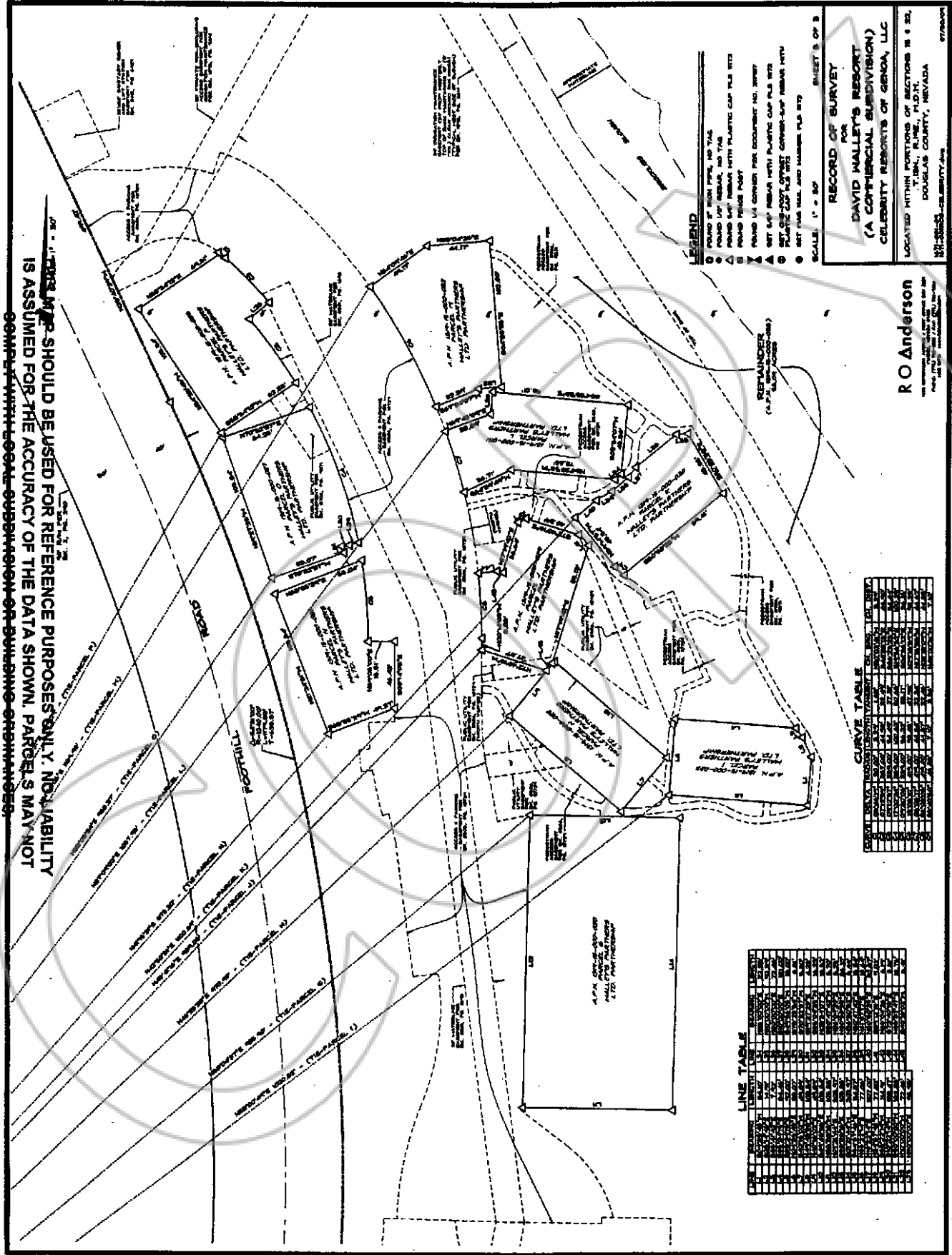
BY: [Signature]
DATE: 06/15/2010

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27 BY 12 SHIN

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289	290	291	292	293	294	295	296	297	298	299	300

R O Anderson
Surveyor
1775 Foothill Road
Genoa, NV 89423
702-765-2792



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- LEGEND**
- FOUND IRON PIPE, NO TAG
 - FOUND IRON REBAR, NO TAG
 - △ FOUND IRON REBAR WITH PLASTIC CAP PLUS IRTZ
 - FOUND IRON POST
 - ▽ FOUND IRON CONCRETE PILE DOCUMENT NO. 30007
 - ▲ SET IRON REBAR WITH PLASTIC CAP PLUS IRTZ
 - SET IRON POST WITH CONCRETE-IRON REBAR WITH IRTZ
 - SET IRON NAIL AND WOODEN PLUS IRTZ
- SCALE: 1" = 30'
- SHEET 5 OF 8

RECORD OF SURVEY
FOR
DAVID WALLETT'S RESORT
(A COMMERCIAL SUBDIVISION)
CELEBRITY RESORTS OF GENOA, LLC
LOCATED WITHIN PORTIONS OF SECTIONS 18 & 20,
T11N, R10E, PL03N,
DOUGLASS COUNTY, NEVADA
131-288-05 - CELEBRITY, INC.
07/28/04

R O Anderson
REGISTERED PROFESSIONAL SURVEYOR
NO. 17727 - NEVADA
131-288-05

LINE TABLE

LINE NO.	START	END	DESCRIPTION
1	100.00	100.00	...
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CURVE TABLE

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