

Requested By:
Ticor Title - Reno (Commer
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$41.00
BK-911 PG-5473 RPTT: 2189.85



WHEN RECORDED MAIL TO:
Grantee

Oceanic Gardnerville, LLC, a Nevada limited liability
company et al
7942 Entrada Lazonja
San Diego, CA 92127

MAIL TAX STATEMENTS TO:
Same as above
Escrow No. 1103861-CD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-402-061
R.P.T.T. \$2,189.85

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Umpqua Bank, an Oregon corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Oceanic Gardnerville, LLC, a Nevada limited liability company as to an
undivided ten (10%) percent interest; and KJJ, LLC, a
California limited liability company as to an undivided
ninety (90%) percent interest
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Umpqua Bank, an Oregon corporation

By: Charles Ramatici
Title: Vice President

STATE OF _____
COUNTY OF _____

see attached

} ss:

This instrument was acknowledged before me on , _____
by Charles Ramatici

NOTARY PUBLIC

State of California)
County of Placer)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

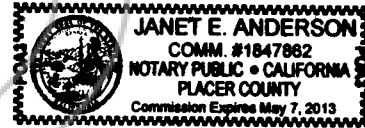
On September 23, 2011 before me, Janet E. Anderson, Notary Public
(here insert name and title of the officer)

personally appeared Charles Ramatici

who proved 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 the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Janet E. Anderson

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

BK 911
PG-5474



790313 Page: 2 of 3 09/29/2011



Escrow No. 1103861-CD

**EXHIBIT A
LEGAL DESCRIPTION**

All that portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the record location of the Dettling Town Monument per the map for Augustine Borda in Gardnerville dated February 21, 1949, Douglas County Records;
Thence North $41^{\circ}46'34''$ West, 636.76 feet to the intersection of the northerly right of way line of U.S. Highway 395 ("Main Street") and the westerly right of way line of Eddy Street;
Said point being the true point of beginning;
Thence along the northerly right of way line of U.S. Highway 395, North $44^{\circ}54'00''$ West, 115.51 feet;
Thence leaving said right of way line North $46^{\circ}19'20''$ East, 87.00 feet;
Thence North $43^{\circ}40'40''$ West, 1.46 feet;
Thence North $45^{\circ}39'10''$ East, 187.50 feet to a point on the southerly right of way line of Courthouse Alley;
Thence along said southerly right of way line of Courthouse Alley, South $45^{\circ}17'30''$ East, 118.20 feet to the intersection of the southerly right of way line of Courthouse Alley and the westerly right of way line of Eddy Street;
Thence along the westerly right of way line of Eddy Street, South $46^{\circ}07'01''$ West, 275.35 feet to the true point of beginning.

Basis of Bearing: The Basis of Bearing is the South line of Parcels 1 and 2 as shown on the map for Mrs. Augustine Borda dated February 21, 1949, Douglas County Records. (North $44^{\circ}59'00''$)

Said parcel being further delineated on Record of Survey for Nevada Johnson Ventures, Inc. recorded September 8, 1999, in Book 999, Page 1097, Document No. 476063, Official Records of Douglas County, Nevada.

APN: 1320-33-402-061

Document No. 771698 is provided pursuant to the requirements of NRS 111.312.