APN: 1420-05-301-003 1420-05-301-005

Recorded at the Request of:

First American Title Company 2490 Paseo Verde Parkway, Ste.100 Henderson, NV 89074

When Recorded, Mail Tax Statements To:

Riverwood Partners, LLC c/o Jones Vargas P.O. Box 281 Reno, NV 89504-0281

File No. 2386968-RMD

R.P.T.T.: \$39.00

DOC # 797163 02/10/2012 12:52PM Deputy: PK OFFICIAL RECORD Requested By: First American Title Paseo Douglas County - NV Karen Ellison - Recorder Page: 1 of 3 Fee: \$16.00 BK-212 PG-1891 RPTT: 4520.10

TRUSTEE'S DEED UPON SALE

First American Title Insurance Company, a California corporation

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

Riverwood Partners, LLC, a Nevada limited liability company

(herein called Grantee) the real property in the County of Douglas, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

this conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by MAX BAER PRODUCTIONS, LTD., a California corporation, as Trustor, recorded on October 29, 2007 as Instrument No. 0712008 of Official Records of said County. The Notice of Default recorded on September 11, 2009 as Instrument No. 750536 of Official Records of Douglas County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



A Notice of Trustee's Sale was recorded on March 29, 2010 as Instrument No. 761117 of Official Records of Douglas County, Nevada and published once a week for three consecutive weeks commencing in the Record Courier, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in public places namely: Minden Courthouse, Minden Judicial Building and Minden Post Office.

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **April 28**, **2010** to said Grantee, being the highest bidder therefore, for **\$10,000.00** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company, a California corporation as trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

APPT. No. 99-36734-1 MY APPT, EXPIRES JUNE 7, 2015

Irene Kane

2106-7-2015

Date: January 30, 2012

By:

Russell M. Dalton, Vice President

IRENE KANE
NOTARY PUBLIC
STATE OF NEVADA

: ss
COUNTY OF CLARK)

This instrument was acknowledged before me on \[\lambda - 30 \cdot 2 \]

By: Russell M. Dalton, Vice President of First American Title Insurance Company

Notary Public

(My commission expires 06/7/2015)

BK 212 PG-1893 797163 Page: 3 of 3 02/10/2012

EXHIBIT "A" LEGAL DESCRIPTION

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

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE WEST 1/2 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM, DOUGLAS COUNTY, NEVADA, FURTHER DESCRIBED AS A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CARSON AUTO MALL LLC AND PROJECT LM LLC, RECORDED AS DOCUMENT NO. 703021, AND A PORTION OF THE PARCEL DESCRIBED IN THAT CERTAIN DEED RECORDED AS DOCUMENT NO. 701648, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BLM BRASS CAP, LOCATED AT THE WEST 1/4 CORNER OF SAID SECTION 5;

THENCE N 56°58'25" E, A DISTANCE OF 89.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 90°00'00" E A DISTANCE OF 591.24 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5;

THENCE S 00°55'27" W A DISTANCE OF 56.69 FEET ALONG SAID EAST LINE A DISTANCE OF 56.69 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL 1;

THENCE S 01°01'33" W ALONG SAID EAST LINE OF PARCEL 1, A DISTANCE OF 700.84 FEET;

THENCE S 90°00'00" W LEAVING SAID EAST LINE A DISTANCE OF 145.11 FEET;

THENCE S 00°00'00" E A DISTANCE OF 85.19 FEET:

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, ARC LENGTH OF 21.21 FEET, DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S 45°00'00" W AND A CHORD LENGTH OF 19.09 FEET;

THENCE S 90°00'00" W A DISTANCE OF 14.91 FEET;

THENCE S 00°00'01" E A DISTANCE OF 277.00 FEET;

THENCE N 89°59'59" E A DISTANCE OF 130.00 FEET:

THENCE S 00°00'03" E A DISTANCE OF 175.62 FEET;

THENCE N 89°19'38" W A DISTANCE OF 516.01 FEET:

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET, ARC LENGTH OF 28.84 FEET, DELTA ANGLE OF 89°19'38", A CHORD BEARING OF N 44°39'49" W AND A CHORD LENGTH OF 26.01 FEET;

THENCE N 00°00'00" E A DISTANCE OF 1284.16 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT GRANT DEED RECORDED 10-29-2007 IN BOOK 1007, PAGE 7855 AS INSTRUMENT NO. 0712003 OF OFFICIAL RECORDS.