

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



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**

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.



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.