

DOC # 797913
02/24/2012 03:06PM Deputy: SG
OFFICIAL RECORD
Requested By:
Ticor Title - Reno (Commer
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-212 PG-5213 RPTT: 3510.00



WHEN RECORDED MAIL TO:
CLE Hospitality
P.O. Box 2446
Mammoth Lakes, CA 93546

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

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)

Escrow No. 1108670-CD
APN No.: 1320-33-402-061
R.P.T.T. \$3,510.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Oceanic Gardnerville, LLC, a Nevada limited liability company, and KJJ, LLC, a California limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

CLE HOSPITALITY, LLC, a Colorado limited liability company

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 anyway appertaining



Oceanic Gardnerville, LLC, a Nevada limited liability company

KJJ, LLC, a California limited liability company

By: Manoj Chawla
Its: General Manager

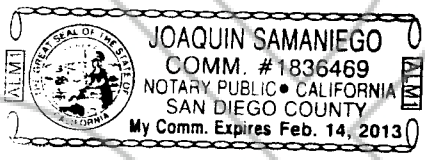
SIGNED IN COUNTERPART
By: _____
Its: _____

~~STATE OF NEVADA~~ California
~~COUNTY OF DOUGLAS~~ San Diego

} ss:

This instrument was acknowledged before me on, February 15, 2012
by Manoj Chawla

[Signature]
NOTARY PUBLIC





KJJ, LLC a California limited liability company

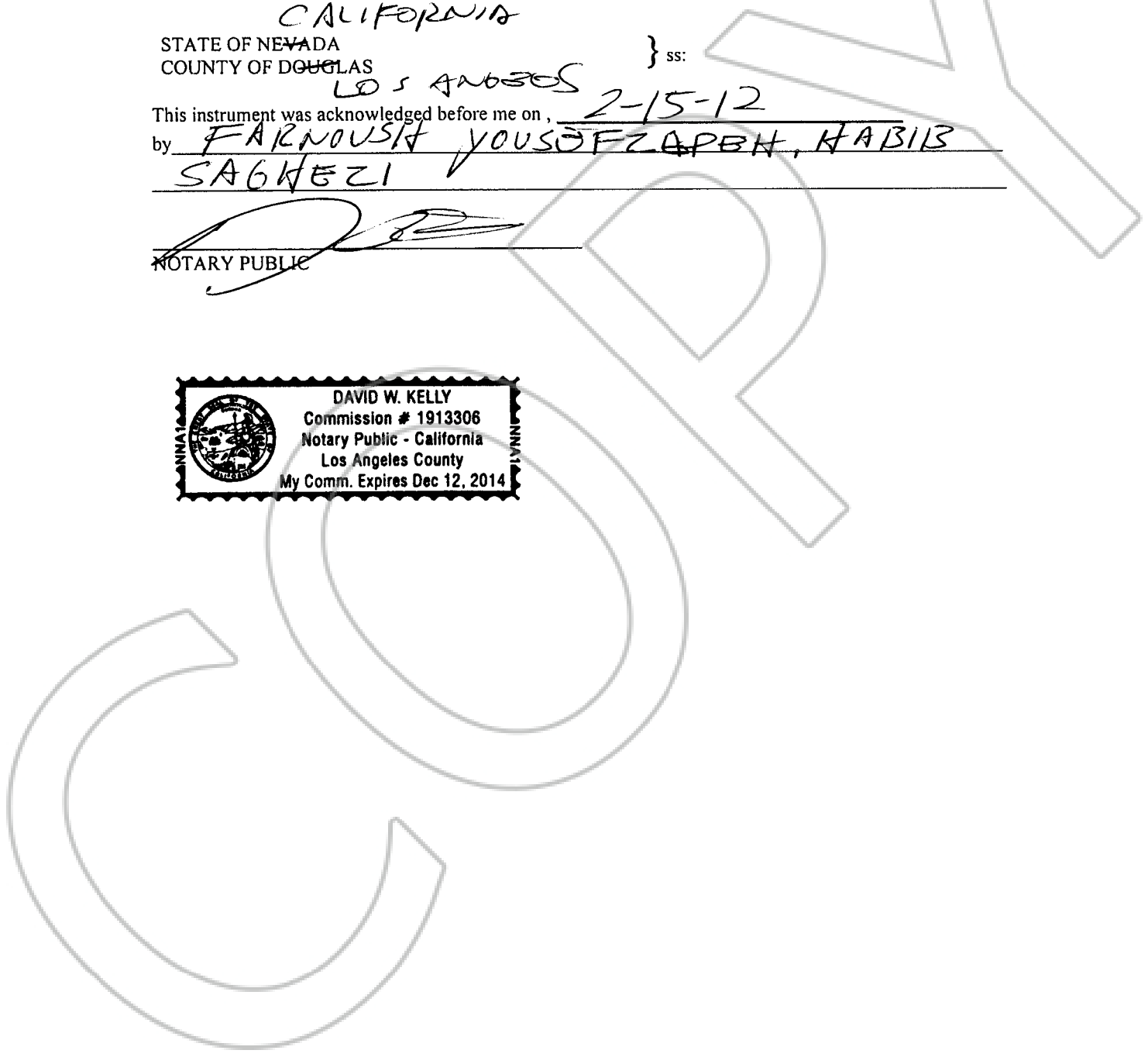
[Signature]
By: Farnoush Yosefzadeh
Its: Managing Member

[Signature]
By: Habib Saghezi
Its: Managing Member

CALIFORNIA
STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:
LOS ANGELES

This instrument was acknowledged before me on, 2-15-12
by FARNOUSH YOUSSEFZADEH, HABIB
SAGHEZI

[Signature]
NOTARY PUBLIC





Escrow No. 1108670-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. 790313 is provided pursuant to the requirements of NRS 111.312.