

A.P.N. 1220-10-610-013

DOC # 798358
03/06/2012 09:20AM Deputy: PK
OFFICIAL RECORD

RECORDING REQUESTED BY:

Requested By:
Ticor Title - Reno (Title
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-312 PG-900 RPTT: 17936.10

The Nathanson Group PLLC
One Union Square, 600 university Street
Suite 20000
Seattle, Washington 98101
Attn: Randi S. Nathanson



AND WHEN RECORDED MAIL DEED and
MAIL TAX BILLS TO:

Gardnerville Property, L.L.C.
c/o Aviv REIT, Inc.
303 West Madison Street
Suite 2400
Chicago, Illinois 60606

(Space Above This Line For Recorder's Use Only)

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, H.P.-
GARDNERVILLE, L.L.C., A Washington limited liability, does hereby GRANT, BARGAIN,
SELL and CONVEY to GARDNERVILLE PROPERTY, L.L.C., A Delaware limited liability
company, located at c/o Aviv REIT, Inc., 303 West Madison Street, Suite 2400, Chicago, Illinois
60606, all that real property situated in the County of Douglas, State of Nevada, bounded and
described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein.

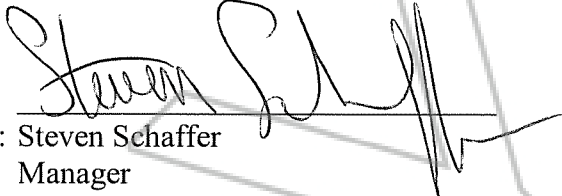
TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

SUBJECT TO: See Exhibit "B" attached hereto and by this reference incorporated herein.

(SEE ATTACHED SIGNATURE PAGE)



**H.P.-GARDNERVILLE, L.L.C., A
WASHINGTON LIMITED LIABILITY
COMPANY**

By: 
Name: Steven Schaffer
Its: Manager

State of California)
County of RIVERSIDE)

On FEBRUARY 27, before me, D. JANE LOPEZ, a Notary Public, personally appeared Steven Schaffer, 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 the person, or the entity upon behalf of which the person 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

(Affix Seal)

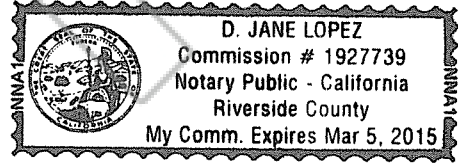




EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 5B of Record of Survey for JEWEL COMMERCIAL PARK (a Commercial Subdivision) HCRI Nevada Properties, Inc., recorded February 26, 2004, in Book 204, Page 11261, as Document No. 605686, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeasterly corner of Lot 5, Block "D" as shown on the Final Map for Jewel Commercial Park, Phase 2 filed for record July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846, the southwesterly terminus of Mathias Parkway, the POINT OF BEGINNING;

Thence along the boundary of said Lot 5, South 29°35'16" West, 237.13 feet;

Thence North 60°24'44" West, 237.25 feet;

Thence North 71°18'45" West, 58.86 feet;

Thence North 11°08'02" West, 343.63 feet to a point on the southerly boundary of Lot 5A as shown on the Record of Survey for Jewel Commercial Park recorded September 19, 1997 in said office of Recorder as Document No. 422092;

Thence along said boundary of Lot 5A of the following courses:

North 81°33'55" East, 134.55 feet;

North 45°14'39" East, 20.00 feet to a point on the westerly right-of-way of Mathias Parkway;

Thence along said right-of-way, South 44°45'21" East, 423.56 feet to the POINT OF BEGINNING

Document No. 731864 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-10-610-013



EXHIBIT "B"

(Permitted Exceptions)

1. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2012-2013, a lien not yet due and payable.
2. The lien of supplemental taxes, if any, assessed after the date of the recordation of the Grant, Bargain and Sale Deed, to which this Exhibit B is attached (the "Recording Date") pursuant to the provisions of Nevada Revised Statutes.
3. Any liens, charges or assessments levied after the Recording Date by the Gardnerville Town Water by reason that the real property is located within said district.
4. Any unpaid charges arising after the Recording Date for Douglas County disposal, plus any interest and/or penalties, which would create a lien and attach to said real property, pursuant to Nevada Revised Statutes.
5. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Parcel Map for the Jacobsen Family Trust, recorded on May 13, 1991, as Recording No. in Book 591, Page 1851, as File No. 250593, Official Records, as shown on the survey of the real property entitled "ALTA/ACSM Land Title Survey" prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, Nevada Professional Land Surveyor No. PLS 202675, dated January 5, 2012, and last revised January 20, 2012.
6. Terms, provisions and conditions as contained in an instrument entitled Agreement for Annexation, executed by Stoddard M. Jacobsen and Jewel I. Jacobsen, Trustees of the Jacobsen Family 1982 Trust and the Minden-Gardnerville Sanitation District, a governmental body, recorded on August 8, 1991, as Recording No. in Book 891, Page 1156, as Document No. 257285 Official Records.
7. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Subdivision Map of Jewel Commercial Park, Phase I, recorded on September 24, 1992, as Recording No. in Book 992, Page 4169, as File No. 289083, Official Records, as shown on the survey of the property entitled "ALTA/ACSM Land Title Survey" prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, Nevada Professional Land Surveyor No. PLS 202675, dated January 5, 2012, and last revised January 20, 2012.
8. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Parcel Map No. 2 for the Jacobsen Family 1982 Trust, recorded on December 21, 1992, as Recording No. in Book 1292, Page 3335, as File No. 295705, Official Records, as shown on the survey of the property entitled "ALTA/ACSM Land Title Survey" prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, Nevada Professional Land Surveyor No. PLS 202675, dated January 5, 2012, and last revised January 20, 2012.



9. Terms, provisions and conditions as contained in an instrument entitled Agreement for Annexation, executed by Stoddard M. Jacobsen, Virginia C. Jacobsen, Terry M. Jacobsen and Mark E. Amodel, Co-Trustees of the "Jacobsen Family Residual Trust," as to 50% interest and Stoddard M. Jacobsen, Virginia C. Jacobsen, Terry M. Jacobsen and Mark E. Amodel, Co-Trustees of the "Jacobsen Family Survivors Trust," as to an undivided 50% interest and the Minden-Gardnerville Sanitation District, a governmental body, recorded on January 23, 1997, as Recording No. in Book 197, Page 3106, as Document No. 405245 Official Records.
10. Easement(s) and rights incidental thereto as delineated or as offered for the dedication on the Subdivision Map of Jewel Commercial Park, Phase 2, the recorded on July 24, 1997, as Recording No. in Book 797, Page 4043, as File No. 417846, Official Records, as shown on the survey of the property entitled "ALTA/ACSM Land Title Survey" prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, Nevada Professional Land Surveyor No. PLS 202675, dated January 5, 2012, and last revised January 20, 2012.
11. Easement(s) and rights incidental thereto as delineated or as offered for the dedication on the Record of Survey for Jewel Commercial Park (a Commercial Subdivision) HCRI Nevada Properties, Inc., recorded on February 26, 2004, as Recording No. in Book 204, Page 11261, as File No. 605686, Official Records, as shown on the survey of the property entitled "ALTA/ACSM Land Title Survey" prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, Nevada Professional Land Surveyor No. PLS 202675, dated January 5, 2012, and last revised January 20, 2012.
12. Terms, provisions, easements and conditions, including the rights of others, as contained in an instrument entitled Declaration of Reciprocal Easements and Covenants, executed by HCRI Nevada Properties, Inc., a Nevada Corporation, recorded on February 26, 2004, as Recording No. in Book 204, Page 11262, as Document No. 605687 Official Records.
13. Any rights granted to Evergreen at Gardnerville, L.L.C., a Washington limited liability company, under an unrecorded lease in effect as of the Recording Date.
14. Matters as set forth on the survey prepared by Bock & Clark's National Surveyors Network, Byron D. Howell, PLS, dated January 5, 2012, and last revised January 20, 2012, designated as Project No. 201102210-001, as follows:
 - (A) Encroachment of wood fence onto a portion of the westerly boundary of the real property;
 - (B) Encroachment of chain link fence onto the easements set forth as exceptions 5, 7, 8, 11 and 12.