

23-

WHEN RECORDED MAIL ORIGINAL
DEED AND TAX STATEMENTS TO:
Knox Johnson Enterprises, LLC
498 Mottsville Lane
Gardnerville, Nevada 89410

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 10 Fee: 23.00
BK-0412 PG- 5384 RPTT: # 9

- APN 1219-02-000-004
- APN 1219-02-000-012
- APN 1319-35-000-009
- APN 1319-35-000-010
- APN 1319-35-000-011
- APN 1319-35-000-012
- APN 1320-32-613-007



GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Knox Van Dyke Johnson, trustee of the Knox Johnson Revocable Trust, a sub trust of the Knox and Elizabeth Johnson Family Trust dated February 20, 1980, ("Grantor") does hereby GRANT, BARGAIN and SELL to Knox Johnson Enterprises, LLC, a Nevada limited liability company ("Grantee"), whose address is 498 Mottsville Lane, Gardnerville, Nevada 89410, all of his right, title and interest in and to all that real property situate in the County of Douglas, State of Nevada, described on Exhibit "A" attached hereto.

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

DATED this 17th day of April, 2012.

GRANTOR:
Knox Johnson Revocable Trust,
a sub trust of the Knox and
Elizabeth Johnson Family Trust
dated February 20, 1980

By: Knox Van Dyke Johnson
Knox Van Dyke Johnson,
Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 17, 2012, by Knox Van Dyke Johnson.

WITNESS my hand and official seal.

Misti Hale

NOTARY PUBLIC

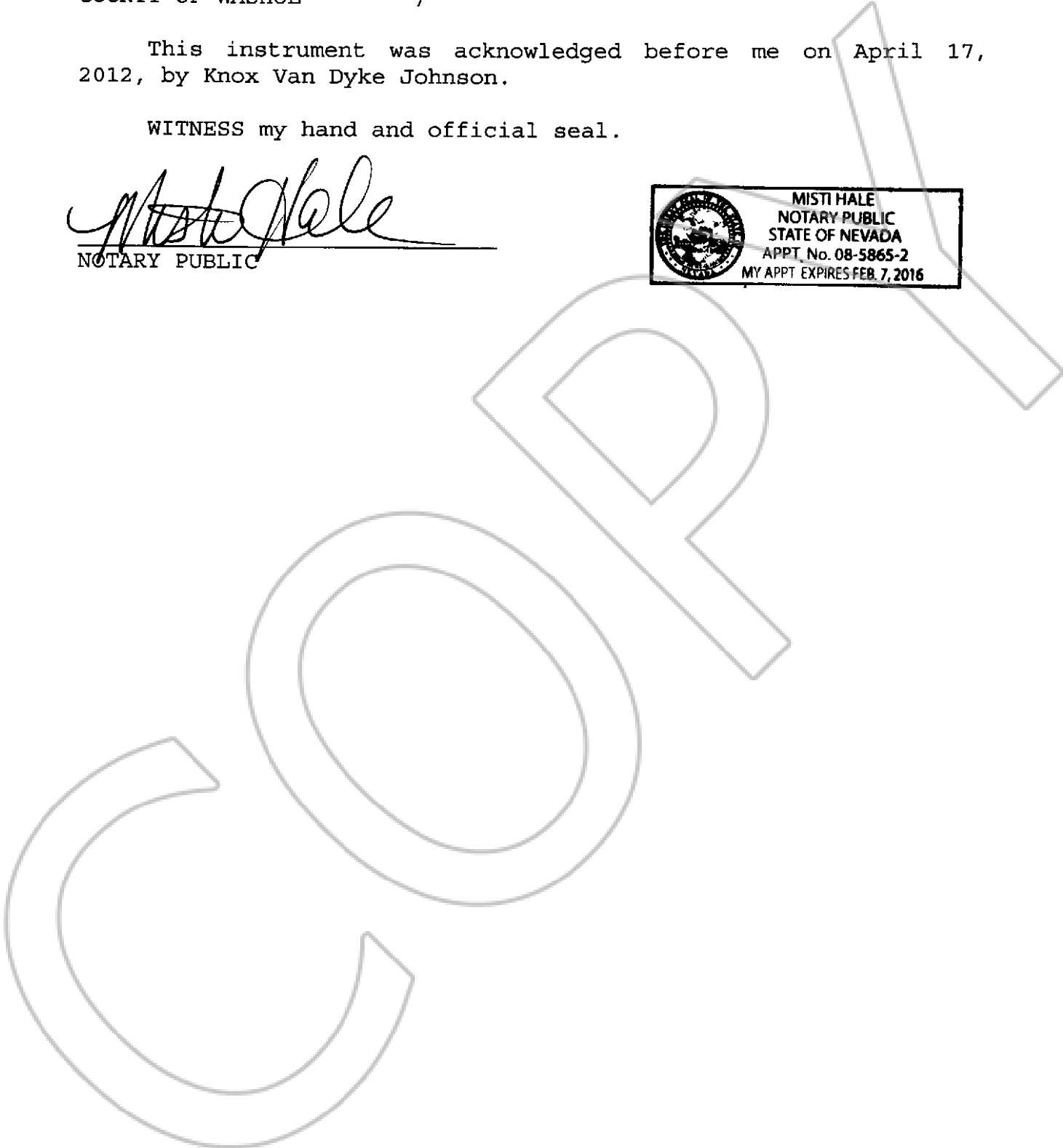


EXHIBIT "A"

PARCEL 1:

A parcel of land located within a portion of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 2, Township 12 North, Range 19 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of Section 2, at a U.S.G.L.O. brass cap as shown on the Map of Division Into Large Parcels for Helen M. Clark Trust recorded on April 20, 1993, as Document 305160, Douglas County Records;
thence South 89°55'05" East, 2591.00 feet to a point 40.00 feet westerly of the center section line of said Section 2, the Point of Beginning;
thence South 00°03'15" East, 15.00 feet along a line 40.00 feet westerly of and parallel to said center section line to a fence corner;
thence South 45°00'22" East, 14.19 feet to a fence corner;
thence South 00°03'15" East, 1198.84 feet along a line 30.00 feet westerly of and parallel to said section line to a 5/8" rebar, marked PLS 1586;
thence South 89°57'52" West, 209.00 feet to a ½" iron pipe, no tag;
thence North 00°05'15" West, 1224.27 feet to a point on the north line of said Section 2;
thence South 89°55'05" East, 199.00 feet to the Point of Beginning.

The Basis of Bearing for this description is the south line of Section 34, Township 13 North, Range 19 East, M.D.M., as shown on the Map of Division Into Large Parcels for the Estate of Duane Myron Allerman recorded on December 17, 1985, as Document 128304, Douglas County Records.

Pursuant to NRS 111.312, this legal description was previously recorded on April 18, 2001, as Document 512524, Douglas County Records.

APN 1219-02-000-004

PARCEL 2:

A parcel of land located within a portion of the South one-half of Section 2, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Commencing at the southwest corner of Parcel A-1 as shown on the Parcel Map for Knox and Elizabeth Johnson, recorded on May 21, 1985, in Book 585, at Page 1695, as Document 117599, Douglas County Records, which bears North 19°04'40" West, 713.61 feet from a found brass cap, the South one-quarter corner of said Section 2, Township 12 North, Range 19 East, M.D.M., the Point of Beginning;

thence North 18°49'07" West, 2082.27 feet;
thence along the south line of Mottsville Lane, South 89°50'04" East, 319.62 feet;
thence along the approximate centerline of the Johnson Slough the following courses and distances;
South 11°46'50" East, 182.44 feet;
South 74°07'07" East, 105.00 feet;
South 09°33'47" East, 45.00 feet;
South 64°55'28" West, 110.00 feet;
South 10°48'17" East, 97.00 feet;
South 54°06'23" East, 110.00 feet;
South 32°33'59" East, 151.00 feet;
South 72°20'43" East, 168.00 feet;
North 74°45'11" East, 123.00 feet;
South 63°42'00" East, 345.00 feet;
South 17°23'25" East, 178.00 feet;
South 50°52'09" East, 119.00 feet;
South 39°30'36" East, 144.00 feet;
South 01°57'26" West, 81.00 feet;
South 55°08'26" East, 115.00 feet;
South 00°55'32" East, 70.00 feet;
South 59°59'40" West, 113.00 feet;
South 15°47'09" East, 110.00 feet;
South 40°34'46" West, 127.00 feet;
South 03°47'03" East, 59.46 feet;
South 12°05'29" East, 217.90 feet;
thence leaving said approximate centerline of the Johnson Slough, South 81°07'20" West, 708.00 feet to the Point of Beginning, containing 30.34 acres, more or less.

The Basis of Bearing of this description is South 81°07'20" West as shown on the Parcel Map for Knox and Elizabeth Johnson recorded May 21, 1985, as Document 117599, Douglas County Records.

Pursuant to NRS 111.312, this legal description was previously recorded on April 18, 2001, as Document 513028, Douglas County Records.

APN 1219-02-000-012

PARCEL 3:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada,

Commencing at a ½ inch rebar with no tag, said point being the center of said Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to Support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason recorded on October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per said Document 373091 North 00°03'15" West, 2647.46 feet to the quarter corner of said Section 2 and 35;

thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded on March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records, North 00°03'12" East, 1322.43 feet;

thence continuing along said east line North 00°08'32" East 838.64 feet to the center of the Johnson Slough and the Point of Beginning;

thence along the centerline of said Johnson Slough South 76°03'06" West, 284.25 feet;

thence South 55°29'57" West, 323.00 feet;

thence South 26°39'09" West, 254.86 feet;

thence South 88°07'35" West, 106.21 feet;

thence North 16°19'34" West, 372.20 feet;

thence North 66°05'56" West, 351.31 feet;

thence North 88°43'00" West, 67.72 feet;

thence South 38°18'15" West, 189.87 feet;

thence North 51°53'43" West, 216.79 feet;

thence North 14°31'05" East, 119.09 feet;

thence North 73°19'33" West, 72.92 feet;

thence North 45°15'54" West, 38.59 feet;

thence North 27°36'27" East, 123.39 feet;

thence North 34°46'19" West, 58.86 feet;

thence North 76°14'52" West, 88.87 feet;

thence North 68°03'13" West, 160.52 feet;

thence North 41°07'12" West, 148.31 feet;

thence North 87°27'43" West, 312.82 feet;

thence North 39°15'20" West, 163.83 feet;

thence North 87°00'07" West, 161.03 feet;

thence North 76°37'25" West, 103.00 feet;

thence South 89°45'37" West, 42.37 feet to a point on the east line of Parcel Map No. 1 for Floyd D. Allerman, Lucille Allerman

& Christine L. Allerman Dawson, recorded on June 20, 1984, in Book 684, at Page 1986, as Document 102426, Douglas County Records;

thence along said east line of said Parcel Map No. 1, Document 102426 North 00°14'35" West, 1113.64 feet to the southwest corner of the property conveyed to Walter Cosser, recorded July 29, 1865, in Book 1, at Page 429 of Patents, Douglas County Records;

thence along the south line of said property North 89°33'41" East, 575.35 feet to a fence post;

thence northeasterly along the Crosser fence described in Deed, dated April 3, 1868, recorded in Book C, at Page 550 of Deeds, Douglas County Records, North 71°20'36" East, 625.76 feet to a fence post;

thence continuing along said fence North 70°46'15" East, 674.12 feet to a fence post;

thence continuing along said fence North 70°22'43" East 898.94 feet to a point on the east line of the Northwest quarter of said Section 35;

thence along said east line and also the east line of the Southwest quarter of said Section 35 South 00°08'32" West, 2531.92 feet to the Point of Beginning, containing 118.55 acres more or less.

This legal description was prepared by R.O. Anderson Engineering Inc., Post Office Box 2229, Minden, Nevada 89423.

APN 1319-35-000-009

PARCEL 4:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Commencing at a ½ inch rebar with no tag, said point being the center of Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to Support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason recorded on October 19, 1985, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per said Document 373091, North 00°03'15" West, 2647.46 to the quarter corner of said Sections 2 and 35;

thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded

March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records, North 00°03'12" East, 1322.43 feet; thence along the north line of said Record of Survey, Document 373091, North 89°54'10" West, 1217.65 feet to the Point of Beginning; thence North 00°14'19" West, 854.17 feet to a point on the centerline of the Johnson Slough; thence along said centerline North 88°43'00" West 32.76 feet; thence South 38°18'15" West, 189.87 feet; thence North 51°53'43" West, 216.79 feet; thence North 14°31'05" East, 119.09 feet; thence North 73°19'33" West, 72.92 feet; thence North 45°15'54" West, 38.59 feet; thence North 27°36'27" East, 123.39 feet; thence North 34°46'19" West, 58.86 feet; thence North 76°14'52" West, 88.87 feet; thence North 68°03'13" West, 160.52 feet; thence North 41°07'12" West, 148.31 feet; thence North 87°27'43" West, 94.34 feet; thence South 00°14'19" East, 1356.45 feet; thence along said north line as shown on said Record of Survey Document 373091, South 89°54'10" East, 789.74 feet to the Point of Beginning, containing 19.06 acres, more or less.

This legal description was prepared by R.O. Anderson Engineering, Inc., Post Office Box 2229, Minden, Nevada 89423.

APN 1319-35-000-010

PARCEL 5:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a ½ inch rebar with no tag, said point being the center of Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason as recorded on October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per said Document 373091 North 00°03'15" West, 2647.46 feet to the quarter corner of said Sections 2 and 35; thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded on

March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records;
North 00°03'12" East, 1322.43 feet;
thence along the north line of said Record of Survey, Document 373091, North 89°54'10" West, 2007.39 feet to the Point of Beginning;
thence continuing along said north line North 89°54'10" West 629.25 feet to the southeast corner of a 1.62 acre parcel as shown on the Record of Survey to Accompany Lot Line Adjustment for Daniel R. Hickey, Laurie Hickey and the Johnson Family Trust, recorded July 31, 1991, in Book 791, at Page 5422, as Document 256626, Douglas County Records;
thence along the south line of said 1.62 acre parcel North 89°55'26" West, 780.00 feet;
thence North 45°35'09" East, 126.47 feet;
thence South 71°53'53" East, 59.21 feet;
thence North 70°27'22" East, 88.42 feet;
thence South 89°55'26" East, 549.99 feet;
thence North 00°02'17" West, 1226.70 feet to the northeast corner of Parcel 2 of Parcel Map 1, recorded June 20, 1984, in Book 684, at Page 1986 as Document 102426, Douglas County Records;
thence North 00°14'35" West, 197.28 feet to a point on the center of the Johnson Slough;
thence along said centerline North 89°45'37" East, 42.37 feet;
thence South 76°37'25" East, 103.00 feet;
thence South 87°00'07" East, 161.03 feet;
thence South 39°15'20" East, 163.83 feet;
thence South 87°27'43" East, 218.48 feet;
thence South 00°14'19" East, 1356.45 feet to the Point of Beginning, containing 22.37 acres, more or less.

This legal description was prepared by R.O. Anderson Engineering, Inc., Post Office Box 2229, Minden, Nevada 89423.

APN 1319-35-000-011

PARCEL 6:

A parcel of land located within a portion of Section 2, Township 12 North, Range 19 East, and a portion of Section 35, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a ½ inch rebar with no tag, said point being the center of said Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to support a Boundary

Line Adjustment for Johnson Family Trust and Lonnie D. Mason as recorded October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per Document 373091 North 00°03'15" West 58.29 feet to the point on the north line of Mottsville Lane, the Point of Beginning;

thence continuing along said east line North 00°31'15" West 2589.17 feet to the quarter corner of said Sections 2 and 35;

thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock So., as recorded March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records;

North 00°03'12" East, 1322.43 feet;

thence continuing along said West line North 00°08'32" East, 838.64 feet to the center of the Johnson Slough;

thence along the centerline of said Slough South 76°03'06" West, 284.25 feet;

thence South 55°29'57" West, 323.00 feet;

thence South 26°39'09" West, 254.86 feet;

thence South 88°07'35" West, 106.21 feet;

thence North 16°19'34" West, 372.20 feet;

thence North 66°05'56" West, 351.31 feet;

thence North 88°43'00" West, 34.95 feet;

thence leaving said centerline South 00°14'19" East, 854.17 feet to a point on the north line of said Record of Survey, Document 373091;

thence along said north line South 89°54'10" East, 1177.65 feet to the northeast corner of Parcel Map LDA 97-071 for Lonnie D. Mason and Alice J. Eide-Mason, recorded on July 2, 1998, in Book 798, at Page 435, as Document 443521, Douglas County Records;

thence along the east line of said Parcel Map, Document 443521 South 00°03'12" West, 1322.46 feet to the southeast corner of said Parcel Map, Document 443521;

thence along the east line of a 5.87 acre parcel as shown on Record of Survey Document 373091, South 00°03'15" East, 15.00 feet;

thence along said east line South 45°00'22" East, 14.15 feet;

thence along said east line South 00°03'15" East, 1198.84 feet to the southeast corner of said 5.87 acre parcel;

thence along the east line of Parcels 1 and 2 as shown on the Record of Survey to Accompany a Lot Line Adjustment for Harold E. Feil, recorded on December 15, 1989, in Book 1289, at Page 1642, as Document 216554, South 00°03'15" East, 1365.74 feet to an existing fence corner shown on said Record of Survey, said point being on the north line of Mottsville Lane;

thence along said north line North 89°16'07" East, 30.00 feet to the Point of Beginning, containing 22.03 acres, more or less.

This legal description was prepared by R.O. Anderson Engineering, Inc., Post Office Box 2229, Minden, Nevada 89423.

APN 1319-35-000-012

PARCEL 7:

All of Lot Nine (9) and the North 50 feet of Lot Eight (8), Block D as shown on the Official Map of the Meneley Addition to the Town of Gardnerville, County of Douglas County, State of Nevada, Douglas County Records.

Pursuant to NRS 111.312, this legal description was previously recorded on April 18, 2001, as Document 512523, Douglas County Records.

APN 1320-32-613-007