



APN(s): 1418-10-501-012

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Snell & Wilmer L.L.P.
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169
Attention: Michael Keller

MAIL TAX STATEMENTS TO:

Avery Tahoe Property LLC
130 East Dana Street
Mountain View, CA 94041
Attention: Jean Beal

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, that Brian Avery, whose mailing address is 1 Meadow Lane, Atherton, CA 94027, does hereby grant, bargain, sell and convey to Brian Avery and Tracey Avery, as trustees of the Brian and Tracey Avery Family Trust dated December 23, 2011, whose mailing address is 1 Meadow Lane, Atherton, CA 94027, all of his interest in that real property situated in the County of Douglas, State of Nevada, described as follows:

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

TOGETHER WITH all and singular tenements, hereditaments and appurtenances, including, without limitation, easements and water rights, if any, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal year, not delinquent, and including the personal property taxes of any former owner, if any; and
2. Restrictions, conditions, reservations, rights, rights-of-way and easements now of record, if any, or any that actually exist on the property.

[Signature on following page.]



EXHIBIT "A"

Legal Description

REAL PROPERTY IN THE CITY OF GLENBROOK, COUNTY DOUGLAS, STATE OF NEVADA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel 1:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF
DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., GLENBROOK, DOUGLAS
COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF PROPERTY DELINEATED AS "HIND"
ON RECORD OF SURVEY OF HING PROPERTY RECORDED SEPTEMBER 16, 1970, AS
DOCUMENT NO. 49486, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE ALONG THE SOUTHWESTERLY LINE OF A 40 FOOT WIDE ROADWAY EASEMENT
FRONTING ON SAID "HIND" PARCEL, SOUTH 33° 12' EAST, A DISTANCE OF 250.00 FEET TO
A 1/2 INCH IRON PIPE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 33° 12' EAST, A DISTANCE OF 70.00 FEET TO A CONCRETE
MONUMENT;

THENCE SOUTH 04° 21' EAST, A DISTANCE OF 200.40 FEET TO A 1/2 INCH REBAR;

THENCE SOUTH 56° 48' WEST, A DISTANCE OF 89.07 FEET TO A 36 INCH LONG 3/4 INCH
REBAR;

THENCE CONTINUING SOUTH 56° 48' WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 29° 55' 54" WEST, A DISTANCE OF 245.93 FEET;

THENCE NORTH 56° 48' EAST, A DISTANCE OF 15.00 FEET TO A 5/8 INCH REBAR;

THENCE CONTINUING NORTH 56° 48' EAST, A DISTANCE OF 171.75 FEET TO THE POINT
OF BEGINNING.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE
BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY HIGH WATER AND ALSO
EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATERWARD OF THE LINE OF
NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY
LOWERED, EXCEPTION ANY PORTION LYING BELOW AN ELEVATION OF 6223.00 FEET,
LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.



PARCEL 2:

THAT CERTAIN RIGHT OF WAY OVER THAT CERTAIN ROAD AS NOW LOCATED OR AS MAY BE LOCATED HEREAFTER, EXTENDING FROM THE STATE HIGHWAY KNOWN AS U. S. ROUTE 50 TO THE ABOVE DESCRIBED PROPERTY AS CONTAINED AND DESCRIBED IN THAT CERTAIN DEED RECORDED OCTOBER 1, 1976 IN BOOK 1076, PAGE 35 AS INSTRUMENT NO. 03677 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 01, 1976 IN BOOK 1076, PAGE 35 AS INSTRUMENT NO. 03677 OF OFFICIAL RECORDS.

