

DOC # 815271  
12/28/2012 10:24AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title State  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-1212 PG-7576 RPTT: 33150.00



A.P.N.: 1318-03-210-005  
File No: 141-2439067 (NMP)  
R.P.T.T.: \$33,150.00 C

When Recorded Mail To: Mail Tax Statements To:  
Arden Companies, LLC., Trustee of the  
2560 East Chapman Avenue #173  
Orange, CA 92869

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Costa, Trustee of the Richard R. Costa 1997 Trust U/A dated September 17, 1997

do(es) hereby *GRANT, BARGAIN and SELL* to

Arden Companies, LLC., as Trustee of The VMF Trust, dated November 11, 2009

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

**PARCEL 1:**

**LOTS 22 AND 23 OF SKYLAND SUBDIVISION NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 27, 1958, AS FILE NO. 12967.**

**TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY FOR ACCESS TO THE WATERS OF LAKE TAHOE AND FOR BEACH AND RECREATIONAL PURPOSES AS SET FORTH IN DEED RECORDED FEBRUARY 5, 1960, IN BOOK 1, PAGE 268, FILE NO. 15573, OFFICIAL RECORDS.**

**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, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.**

**PARCEL 2:**



**THAT PARCEL OF LAND LYING BETWEEN THE LOW WATER LINE OF LAKE TAHOE AS IT EXISTED ON THE 12TH DAY OF APRIL, 1870, AND THE PROPERTY SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, THAT IS APPURTENANT TO LOTS 22 AND 23, AS THEY ARE SHOWN ON SAID MAP.**

**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, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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.

Date: 12/20/2012

