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Doc Number: **0817889**

02/08/2013 01:19 PM

OFFICIAL RECORDS

Requested By
ABN ENTERPRISES LLC

A.P.N.: 1320-29-610-068 & 069

File No: ()

R.P.T.T.: \$ 156.00

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00
Bk: 0213 Pg: 2182 RPTT \$ 156.00



Deputy ar

When Recorded Mail To: Mail Tax Statements To:

ABN Enterprises, LLC

PO Box 489

Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Phillip E. Sorbet and Phillis I. Sorbet, husband and wife as joint tenants with right of survivorship
PHILLIS

do(es) hereby GRANT, BARGAIN and SELL to

ABN Enterprises, LLC a Nevada Domestic Limited Liability Company

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

Lot 30 and 31 inclusive Block B as set forth on the Final Subdivision Map for Monterra Phase 1 recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805, Page 1150 as Document No. 653145 of Official Records

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: 2-5-13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

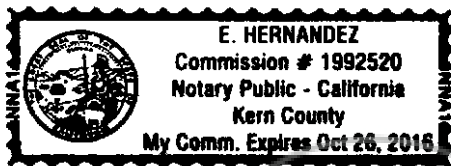
County of Kern

On February 5, 2013 before me, E. Hernandez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Phillip Emmanuel Sorbet and Phyllis Inzenga Sorbet
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale deed

Document Date: N/A Number of Pages: _____

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Phillip Emmanuel Sorbet

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: Phyllis Inzenga Sorbet

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

PARCEL THREE (3):

AN EXCLUSIVE EASEMENT APPURTENANT TO PARCELS ONE (1) AND TWO (2) DESCRIBED ABOVE, OVER AREAS DEFINED AND DESCRIBED AS LIMITED COMMON ELEMENTS, ALLOCATED TO PARCELS ONE (1) AND TWO (2) IN THE DECLARATION AND AS SHOWN AND DELINEATED UPON THE PLAT REFERRED TO ABOVE.

PARCEL FOUR (4):

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED IN THE MASTER DECLARATION AND THE DECLARATION.

