

DOC # 818733
02/22/2013 09:07AM Deputy: SG
OFFICIAL RECORD

Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-213 PG-5882 RPTT: 1150.50



APN#: 1321-32-002-004
RPTT: \$1,150.50

Recording Requested By:
Western Title Company
Escrow No.: 055554-ARW

When Recorded Mail To:
Michael Scott Avis and Sheri Lynn Avis and
Steven Howard Bourne and Helen Gay Kemp
2221 Calle Hermosa Rd
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
Same As Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted
for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Annette McClean
Annette McClean Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

NRES-NV1, LLC

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Michael Scott Avis and Sheri Lynn Avis, Husband and Wife and Steven Howard Bourne, an unmarried man and Helen Gay Kemp, an unmarried woman, all as Joint Tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 02/06/2013



Grant, Bargain and Sale Deed – Page 2

NRES-NV1, LLC, a Nevada limited liability company

BY: National Real Estate Opportunity Fund 1, LP, Manager

BY: Page Consulting, LLC, its General Partner

By: ~~Jeremy Page, Manager~~
Jeremy Evan Page, its Manager

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on

February 21, 2013

By ~~Jeremy Page~~ Jeremy Evan Page

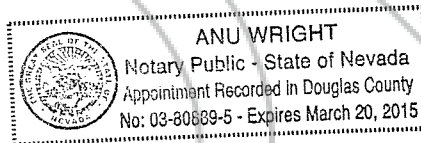
Notary Public



EXHIBIT "A"

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

PARCEL 1:

All that certain lot, parcel or portion of land, situate, lying and being within Section 32, Township 13 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels 1-A and 1-B as shown on that Parcel Map #2 for Anthony S. Watkins filed for record October 19, 1984, in Book 1084 of Official Records at page 2293, as Document No. 108994.

Commencing at the Northwest corner of said Parcel 1-A, from which point the West 1/4 corner of aforesaid Section 32 bears South 89°27'45" West a distance of 331.91 feet, which point of commencement is also the TRUE POINT OF BEGINNING; thence along the West line of said Parcel 1-A South 00°58'02" East, 640.67 feet; thence leaving said West line South 84°39'57" East, 331.76 feet to a point on the East line of aforesaid Parcel 1-B; thence along the East lines of Parcel 1-B and Parcel 1-A North 00°47'04" West 674.60 feet to the Northeast corner of said Parcel 1-A; thence along the North line of said Parcel South 89°27'45" West, 382.91 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey for Anthony S. Watkins, recorded June 20, 1990, Book 690, Page 2657, Document No. 228469.

PARCEL 2:

All that portion of Section 32, Township 13 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, described as follows: Beginning at the West 1/4 corner of Section 32 thence North 89°27'45" East 331.91 feet to the true point of beginning; from the true point of beginning North 0°58'02" West 60.70 feet; thence South 80°10'40" East 337.55 feet; thence South 89°27'45" West 331.91 feet to the point of beginning, as evidenced by Deed to adjust boundaries between contiguous land owners recorded June 27, 1984, in Book 684, Page 2734, Document No. 102745, of Official Records.

Reference is made to Parcel 1 of Record of Survey recorded May 9, 1984, in Book 584, Page 755, Document No. 100579, of Official Records.

EXCEPTING THEREFROM that portion of the above described Parcel lying within the right of way of Calle Hermosa.

Reference is made to NRS 107, et seq. Deed recorded May 24, 2005 as Document No. 645125.

Assessor's Parcel Number(s):
1321-32-002-004