Daniel W. Daly, III
Oaks, Hartline of Daly, LLP
2323 S Shepherd, 14th Floor
Houston, TX 77019-7019

A.P.N.

1318-03-110-019

File No.

141-2266839 (CD)

R.P.T.T.

\$19,500.00

Mail Tax Statements to: Joseph W. and Patricia R. Blandford 517 Saddlewood Lane Houston, Texas 77024 Doc Number: **0820186**

03/18/2013 03:12 PM OFFICIAL RECORDS

Requested By: OAKS, HARTLINE & DALY

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00 Bk: 0313 Pg: 4544 RPTT # 9

WARRANTY DEED

STATE OF NEVADA

§

KNOW ALL MEN BY THESE PRESENTS, THAT:

COUNTY OF DOUGLAS §

Joseph W. Blandford and Patricia R. Blandford, (collectively "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, have GRANTED, BARGAINED, SOLD and CONVEYED and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the Blandford Mountain, LLC, a Nevada limited liability company ("Grantee") and Grantee's successors, legal representatives and assigns, the following described tract or parcel of land, together with all fixtures and improvements located thereon (the "Subject Property"):

BEING all those certain tracts or parcels of land in Douglas County, Nevada, more particularly described on <u>Exhibit "A"</u> attached hereto, together with all right, title and interest of Grantor in and to all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to such real property or the improvements located thereon.

This conveyance is made and accepted expressly subject to (i) liens securing payment of ad valorem taxes for the year 2013 and subsequent years, and (ii) all restrictions, easements, rights-of-way, all oil, gas and other mineral reservations and royalty interests, all oil, gas and other mineral leases, maintenance and assessment charges and liens securing same, building set back lines, zoning laws and ordinances of governmental authorities, and all covenants and agreements, if any, of record in the Real Property Records of Douglas County, Nevada, to the extent that such matters are presently valid, subsisting and affect the Subject Property. Payment of ad valorem taxes on the Subject Property for the year 2013 is assumed by Grantee.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereto and in anywise belonging, unto the Grantee and Grantee's successors, legal representatives and assigns forever; and Grantor does by these presents bind Grantor and Grantor's heirs and personal representatives to WARRANT and FOREVER

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DEFEND, all and singular, the Subject Property unto Grantee and Grantee's successors, legal representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14 day of Mach, 2013.

Address of Grantee:

Blandford Mountain, LLC 517 Saddlewood Lane Houston, Texas 77024 **GRANTOR:**

Joseph W. Blandford

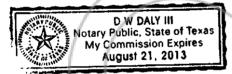
Patricia R. Blandford

THE STATE OF TEXAS

§ 8

COUNTY OF HARRIS

This instrument was acknowledged before me on the 14 day of Macun 2013, by Joseph W. Blandford.



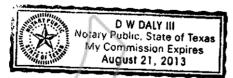
Notary Public, State of Texas

THE STATE OF TEXAS

\$ \$ \$

COUNTY OF HARRIS

This instrument was acknowledged before me on the 14 day of 2013, by Patricia R. Blandford.



Notary Public, State of Texas

After recording return to:

Daniel W. Daly, III
Oaks, Hartline & Daly, LLP
2323 S. Shepherd, 14th Floor
Houston, TX 77019-7019

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EXHIBIT A

Lot 16, as shown on the map of Skyland Subdivision No. 1, filed in the Office of the County Recorder of Douglas County, State of Nevada on February 27, 1958 in Book 1, Page 181, Document No. 12967.

Together with the right of access to the waters of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33 as shown on the field map referred to herein as reserved in the Deed from Stockton Gardens Homes Inc., a California corporation, to Skyland Water Co., a Nevada corporation, recorded February 5, 1960 in Book 1 of Official Records at Page 268, Douglas County, Nevada.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary low water and also excepting any artificial accretions to the land water ward of the line of natural ordinary 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.

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.

APN 1318-03-110-019