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03/26/2013 02:57 PM

OFFICIAL RECORDS

Requested By:

WELLS FARGO BANK

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0313 Pg: 6885 RPTT # 7



Deputy: gb

ASSESSOR PARCEL NO.: 1318-22-002-014
& 1318-23-401-026

RECORDING REQUESTED BY:
Boyce & Gianni, LLP

WHEN RECORDED MAIL TO:
BOYCE & GIANNI, LLP
1701 North Green Valley Parkway, Suite 8-A
Henderson, NV 89074

MAIL TAX STATEMENTS TO:
No. 1318-22-002-014 to:
Tahoe Silver Star Inc.
P.O. Box 12018
Zephyr Cove, NV 89448

No. 1318-23-401-026 to:
Kingsbury Square
P.O. Box 10865
Reno, NV 89510

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: WELLS FARGO BANK, N.A., as Trustee, or Successor Trustee, of the MARY HANSEN GENERATION-SKIPPING TAX TRUST, created under the will of MARY HANSEN, deceased, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to DEREK T. YAGER, a single man, an undivided 8.33 percent interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

“FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.”

Subject to: Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 11 day of MARCH, 2013.

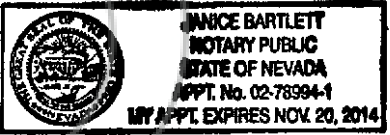
WELLS FARGO BANK, N.A., Trustee or Successor
Trustee of the MARY HANSEN GENERATION-
SKIPPING TAX TRUST, created under the will of
MARY HANSEN, deceased

By: *Socrates Kostas*
SOCRATES KOSTAS, Assistant Vice President

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on March 11, 2013, by
SOCRATES KOSTAS, as Assistant Vice President of WELLS FARGO BANK, N.A., Trustee or
Successor Trustee of the MARY HANSEN GENERATION-SKIPPING TAX TRUST, created
under the will of MARY HANSEN, deceased.

JMB
NOTARY PUBLIC



APNS: 1318-22-002-014
& 1318-23-401-026

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

A parcel of land being a portion of and situated in the Northeast ¼ of the Northeast ¼ of Section 27; Southeast ¼ of the Southeast ¼ of Section 22, in Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows, to-wit:

BEGINNING at a point on the west side of the highway right-of-way line created by Deed recorded October 23, 1935, in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the section corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.; said point also being further described as the Southeast corner of the parcel of land conveyed to JOHN PLADY, et ux, in Deed recorded April 8, 1957, in Book C-1 of Deeds, Page 343, Document No. 12128, Douglas County, Nevada, records; thence North 61°00' West, a distance of 220 feet to a point; said point being the Southwesterly corner of the parcel of land conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in Book 2, Page 293, Document No. 15994, Official Records of Douglas County, Nevada; thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel of land conveyed to H.L. HAYNES, et ux, in Deed recorded January 9, 1958, in Book C-1 of Deeds, Page 61, Document No. 12864, Douglas County, Nevada, records; thence South 61°00' East, a distance of 50.00 feet to a point; thence South 18°24'08" West, a distance of 12.73 feet to a point; thence South 61°00' East, a distance of 186.10 feet to a point on the West line of said highway right-of-way line; said point being further described as the most Southerly corner of the parcel of land conveyed to FRANK A. RICH, et ux, in Deed recorded June 24, 1959, in Book E-1 of Deeds, Page 288 Douglas County, Nevada, records; thence Southwesterly along the Westerly side of said highway right-of-way line along a curve to the right having a radius of 2460 feet, an arc distance of 107.5 feet, more or less, to the point of beginning.

EXCEPT THEREFROM from all that portion of the above-described parcel of land which was conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in book 2, page 293, Document No. 15994, Official Records, more particularly described as follows, to-wit:

COMMENCING at a point of the West side of the highway right-of-way line created by Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the section corner common to Section 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.; thence North 61°00' West, a distance of 170 feet to the True Point of Beginning; thence North 61°00' West, a distance of 50 feet; thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel conveyed to H.L. HAYNES and BERTHA E. HAYNES by Deed recorded January 9, 1958, under File No. 12864, Douglas County, Nevada,

records; thence South 61°00'East, a Distance of 50 feet; thence South 18°24'08"West, a distance of 121.97 feet, more or less, to the Point of Beginning.

This legal description was previously recorded 03/26/03, Book 0303, Page 12619, Document 571373.

PARCEL II:

A parcel of land wholly within the Southeast ¼ of the Southwest ¼ of Section 23, and the Northeast ¼ of the Northwest ¼ of Section 26, Township 13 North, Range 18 East, M.D.B.&M., and more particularly described as follows:

COMMENCING at the ¼ corner common to Sections 23 and 26 in said Township; thence along the Section line common to said Section 23 and 26, North 89°41'40"West, 491.40 feet to the TRUE POINT OF BEGINNING; thence parallel to the North-South centerline of Section 23 North 00°02'29"West, 531.88 feet to the Southerly boundary of Ponderosa Park Subdivision, as recorded under File No. 47249, Official Records of Douglas County, Nevada; thence along said boundary North 89°41'40" West, 327.60 feet; thence South 00°02'36"East, 531.88 feet to the Section line common to Sections 23 and 26; thence South 00°12'20"West, 0.26 feet to a point in a curve on the centerline of State Route 19, said curve being concave to the Southwest and from which the center bears South 01°36'34"West, 1,000.00 feet; thence Southeasterly along said curve through a central angle of 14°28'38", an arc distance of 225.68 feet; thence tangent to said curve South 73°54'48"East, 81.57 feet; thence leaving said centerline North 00°12'20" East, 59.88 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to Douglas County by deed recorded March 20, 1958, in Book D-1 of Deeds, page 130, Douglas County Records, for the roadway now known as State Route 207 Kingsbury Grade.

This legal description was previously recorded 3/26/03, Book 0303, Page 12621, Document 571374.