

DOC # 828217  
08/01/2013 03:53PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 8 Fee: \$46.00  
BK-813 PG-376 RPTT: 103.35

A.P.N.: 1022-17-002-021  
File No: 143-2451217 (SC)  
R.P.T.T.: \$103.35



When Recorded Mail To: Mail Tax Statements To:  
The Bangera Family Trust  
5051 Kankakee Drive  
Sacramento, CA 95835

This document was signed in counterpart  
and to be construed and recorded as one  
document.

**GRANT, BARGAIN and SALE DEED**

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

Randall R. Ruch, Trustee of The Schuylkill Valley Sporting Goods, Inc. Profit Sharing Plan,  
George M. Dixon, Trustee fo The Dixon Electric Pension Plan Trust , John Alford, an  
unmarried individual, and Angelique Clark, Bankruptcy Trustee for Cetus Mortgage Ltd.

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

Vijay K. Bangera and Rachel R. Hongal, Trustees, The Bangera Family Trust dated April  
16, 2003

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

**BEING A PORTION OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 10 NORTH, RANGE  
22 EAST, M.D.B. & M. FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 1G AS SET FORTH ON PARCEL MAP #3, LDA 05-028 FOR DA DEVELOPMENT,  
INC., FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON NOVEMBER  
17, 2006, IN BOOK 1106, PAGE 6436, AS DOCUMENT NO. 688966.**

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: 07/03/2013



Randall R. Ruch, Trustee of The Schuylkill  
Valley Sports Goods, Inc., Profit Sharing Plan

*Randall R. Ruch, TT*  
Randall R. Ruch, Trustee

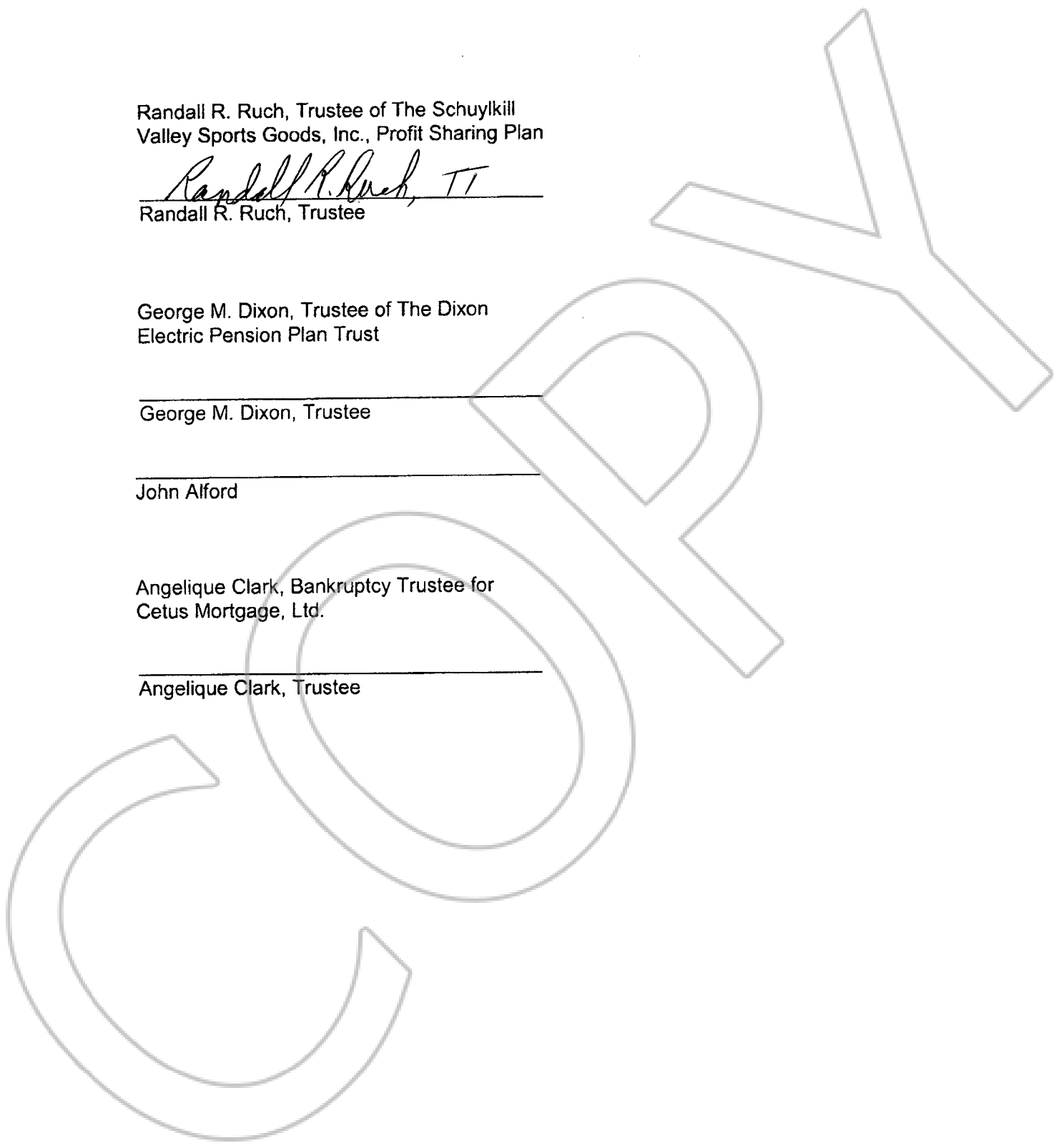
George M. Dixon, Trustee of The Dixon  
Electric Pension Plan Trust

\_\_\_\_\_  
George M. Dixon, Trustee

\_\_\_\_\_  
John Alford

Angelique Clark, Bankruptcy Trustee for  
Cetus Mortgage, Ltd.

\_\_\_\_\_  
Angelique Clark, Trustee





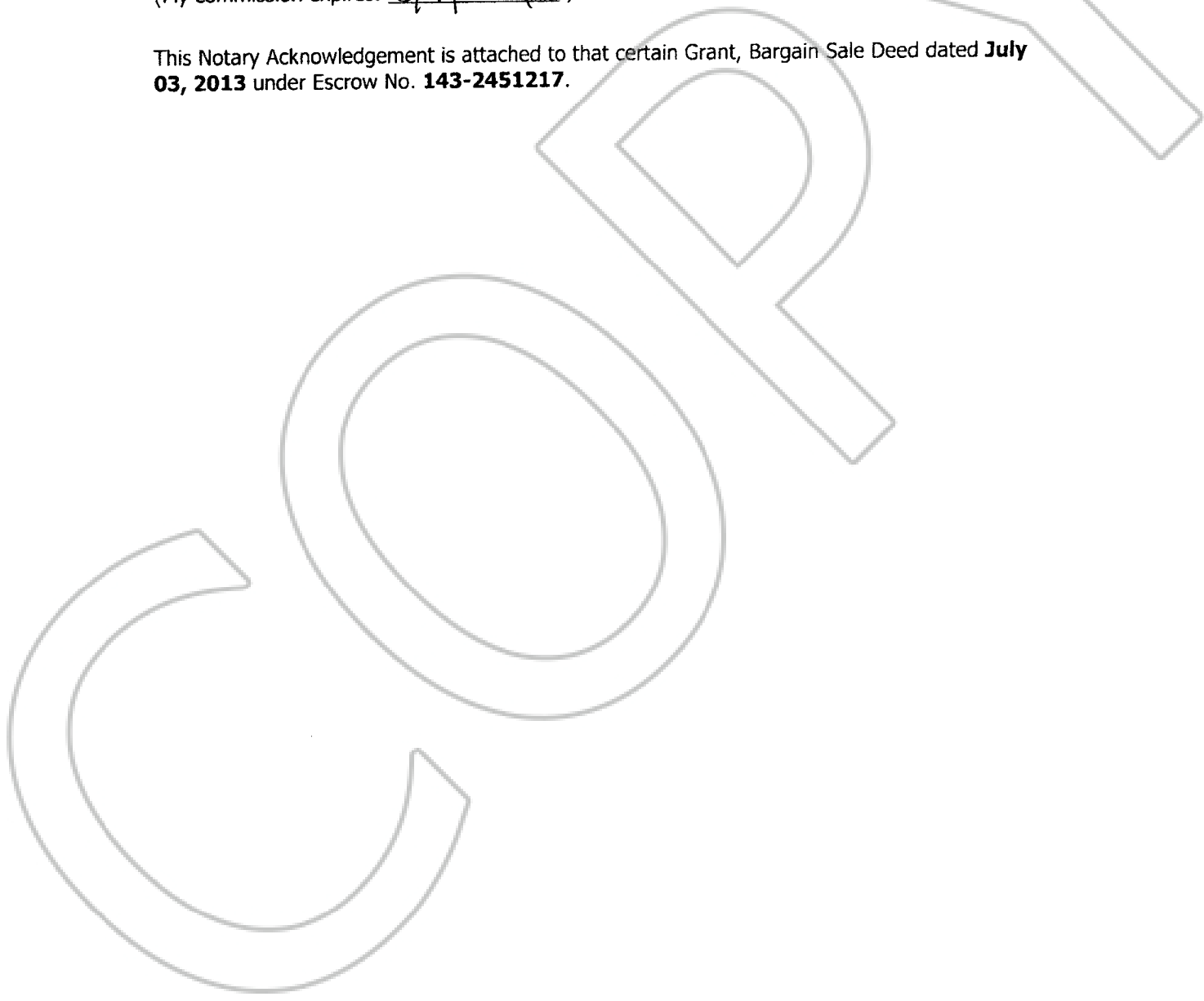
STATE OF Pennsylvania )  
 : ss.  
COUNTY OF Chester )

This instrument was acknowledged before me on 24<sup>th</sup> July 2013 by  
Randall R. Ruch, Trustee of The Schuylkill Valley Sporting Goods, Inc. Profit Sharing  
Plan, George M. Dixon, Trustee fo The Dixon Electric Pension Plan Trust , John Alford,  
an unmarried individual, and Angelique Clark, Bankruptcy Trustee for Cetus Mortgage  
Ltd..

Marilyn C Reich  
Notary Public  
(My commission expires: 8/4/2014 )

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Marilyn C Reich, Notary Public  
West Chester Borough, Chester County  
My Commission Expires August 04, 2014

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 03, 2013** under Escrow No. **143-2451217**.





Randall R. Ruch, Trustee of The Schuylkill  
Valley Sports Goods, Inc., Profit Sharing Plan

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Randall R. Ruch, Trustee

George M. Dixon, Trustee of The Dixon  
Electric Pension Plan Trust

*George M. Dixon, Trustee*  
George M. Dixon, Trustee

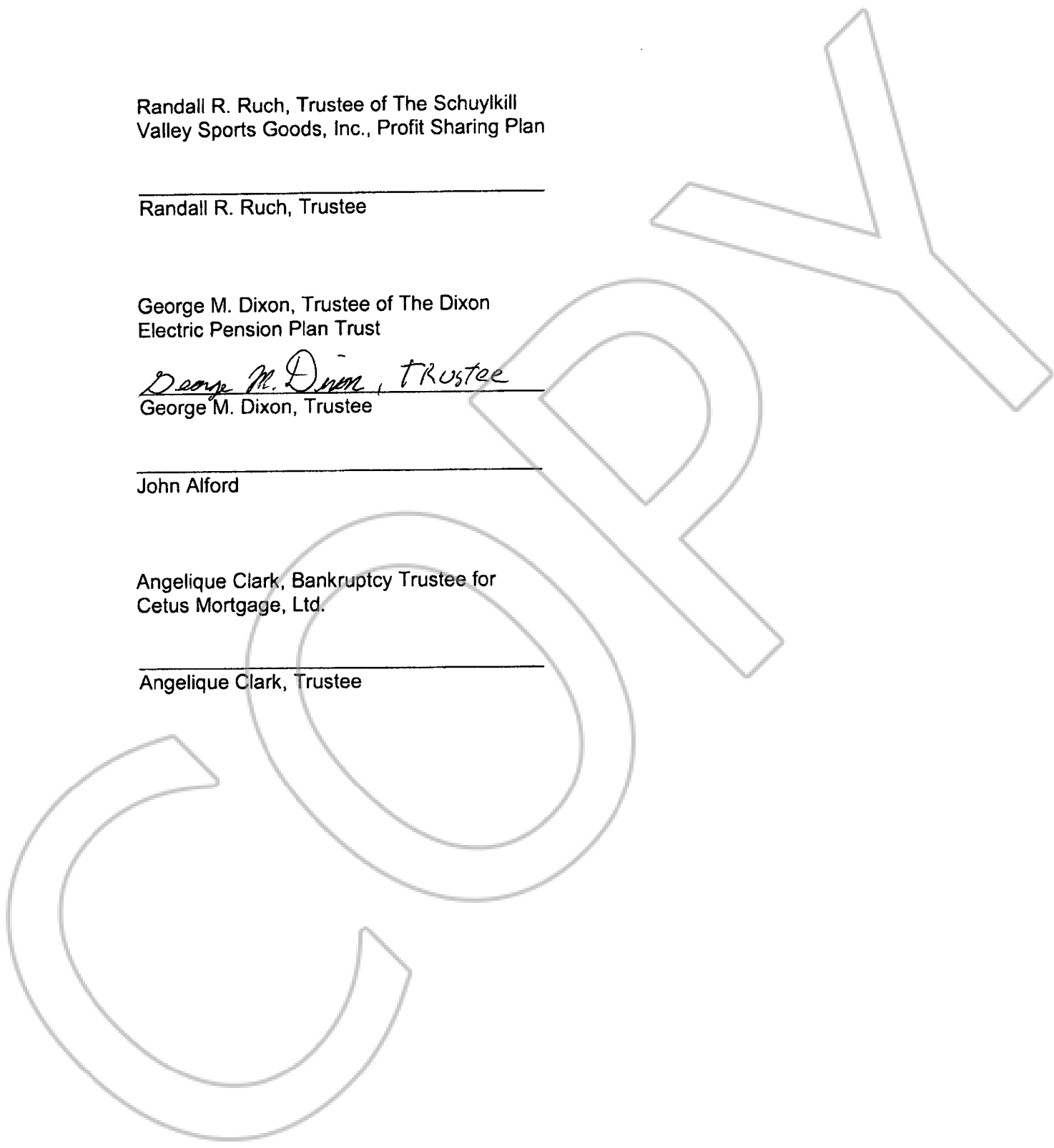
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John Alford

Angelique Clark, Bankruptcy Trustee for  
Cetus Mortgage, Ltd.

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Angelique Clark, Trustee





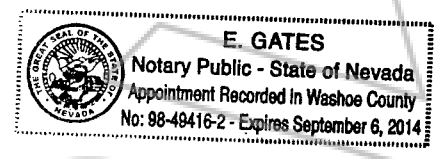
STATE OF NV )

: **ss.**

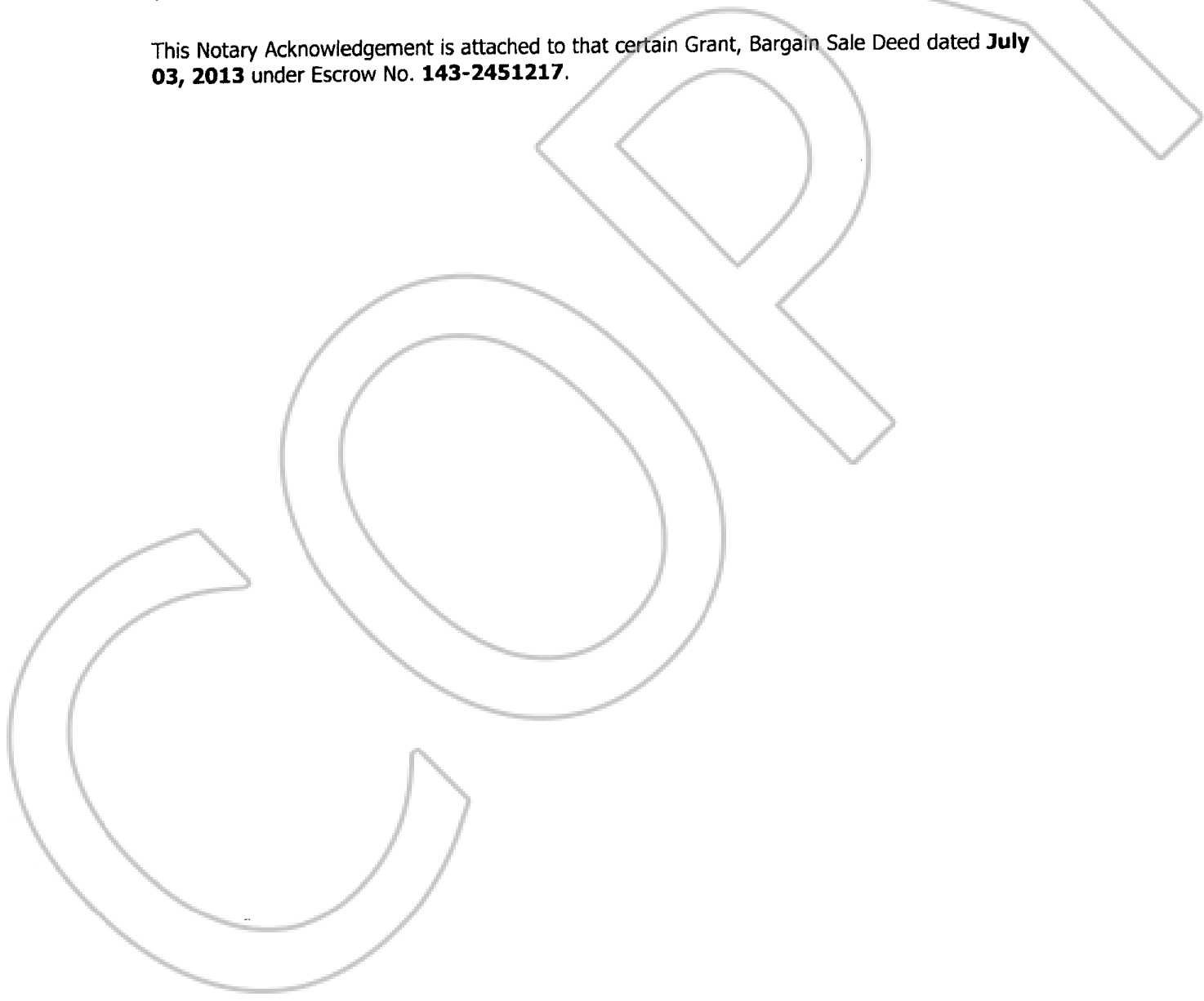
COUNTY OF Washoe )

This instrument was acknowledged before me on 8/24/13 by  
~~Randall R. Ruch, Trustee of The Schuykill Valley Sporting Goods, Inc. Profit Sharing  
Plan, George M. Dixon, Trustee for The Dixon Electric Pension Plan Trust, John Alford,  
an unmarried individual, and Angelique Clark, Bankruptcy Trustee for Cetus Mortgage  
Ltd.~~

E. Gates  
Notary Public  
(My commission expires: 9-6-14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 03, 2013** under Escrow No. **143-2451217**.



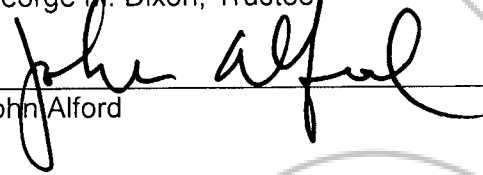


Randall R. Ruch, Trustee of The Schuylkill  
Valley Sports Goods, Inc., Profit Sharing Plan

\_\_\_\_\_  
Randall R. Ruch, Trustee

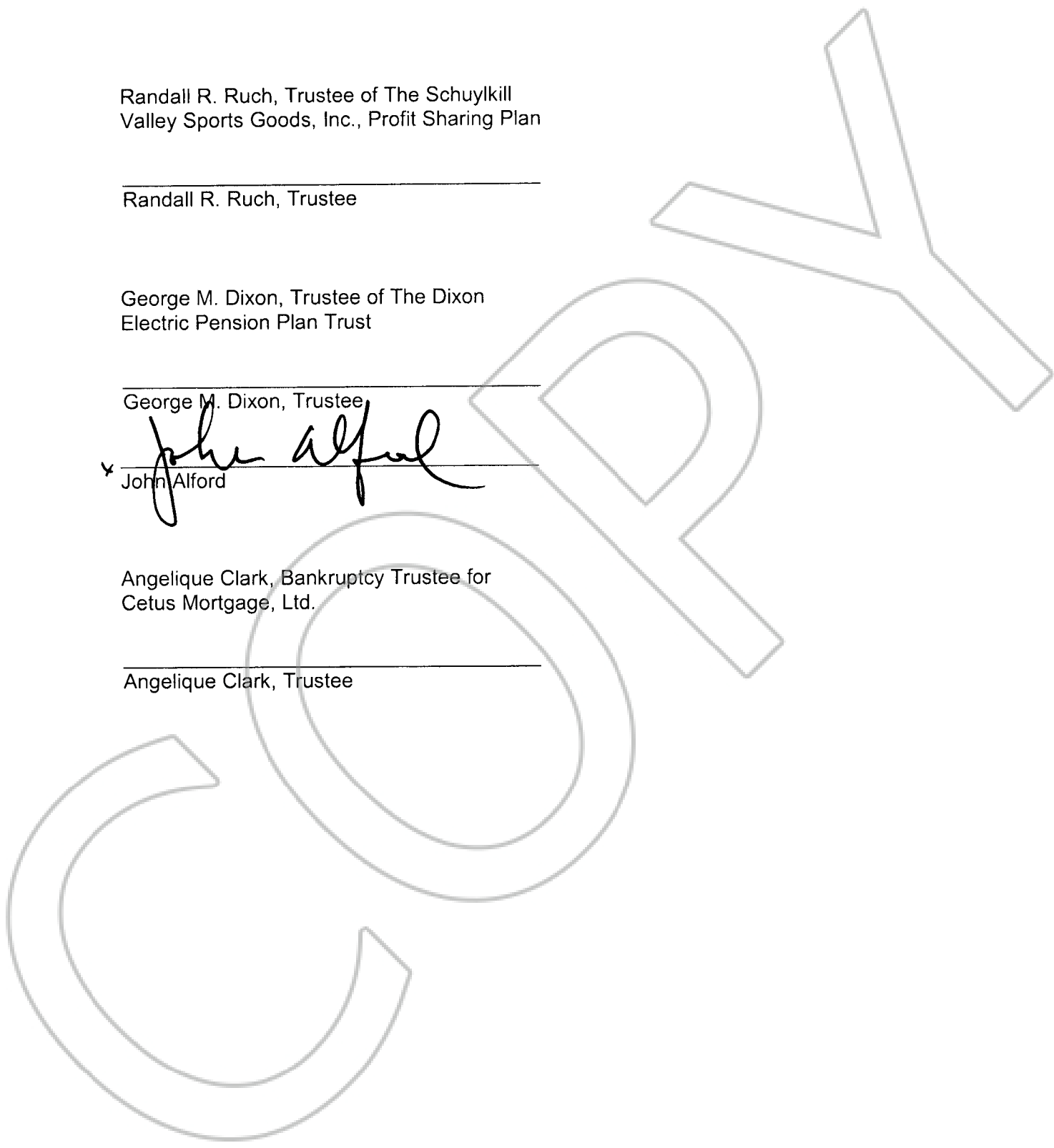
George M. Dixon, Trustee of The Dixon  
Electric Pension Plan Trust

\_\_\_\_\_  
George M. Dixon, Trustee

x   
\_\_\_\_\_  
John Alford

Angelique Clark, Bankruptcy Trustee for  
Cetus Mortgage, Ltd.

\_\_\_\_\_  
Angelique Clark, Trustee

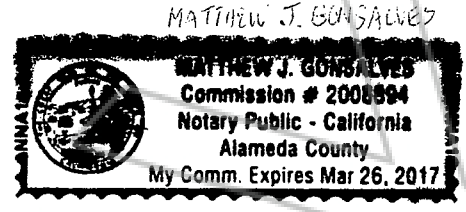




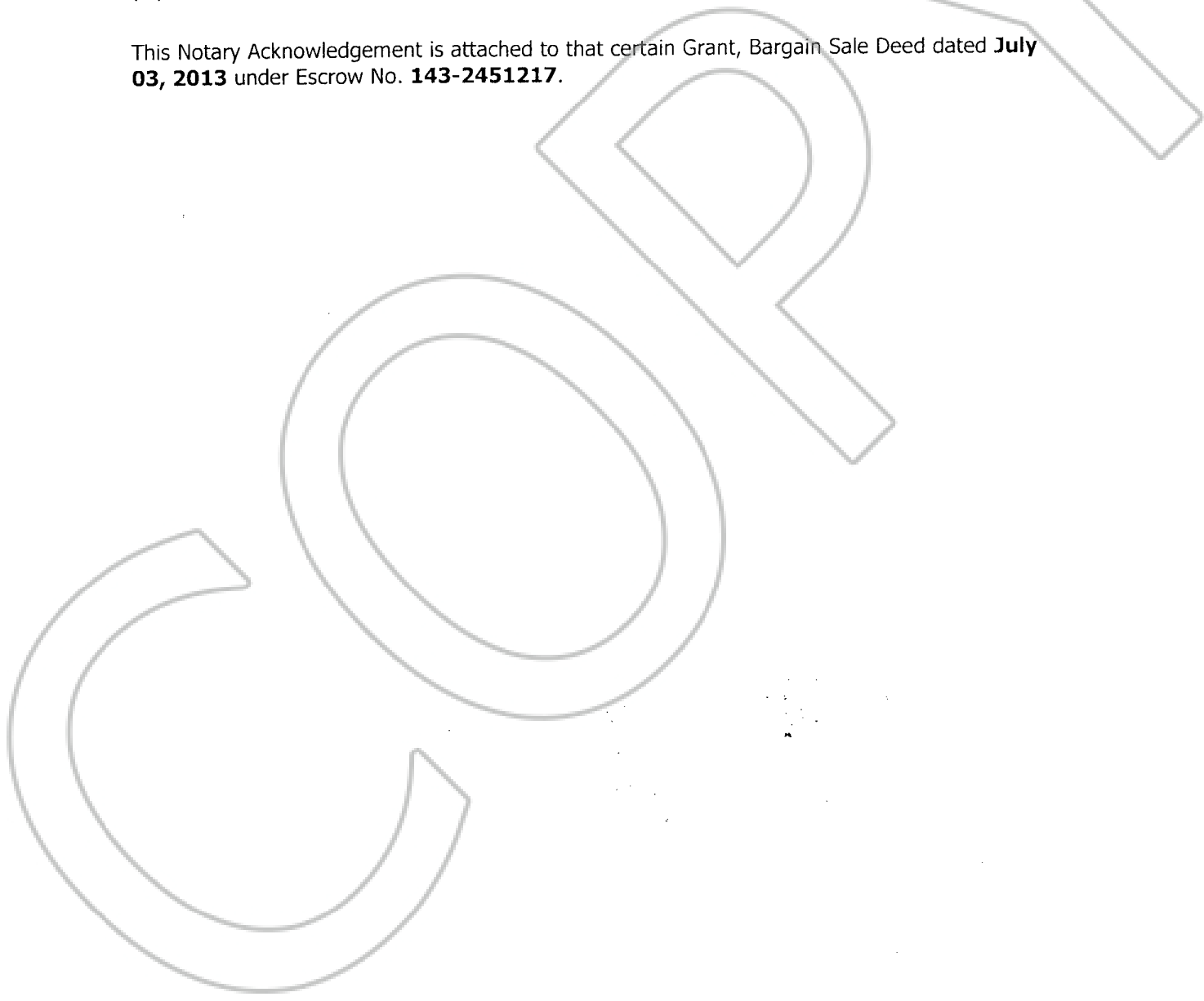
STATE OF California )  
 )  
COUNTY OF Alameda ) : ss.

This instrument was acknowledged before me on July 25, 2013 by **Randall R. Ruch, Trustee of The Schuylkill Valley Sporting Goods, Inc. Profit Sharing Plan, George M. Dixon, Trustee fo The Dixon Electric Pension Plan Trust, John Alford, an unmarried individual, and Angelique Clark, Bankruptcy Trustee for Cetus Mortgage Ltd..**

Matthew J. Gonsalves  
Notary Public  
(My commission expires: 3/26/17 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 03, 2013** under Escrow No. **143-2451217**.





Randall R. Ruch, Trustee of The Schuylkill  
Valley Sports Goods, Inc., Profit Sharing Plan

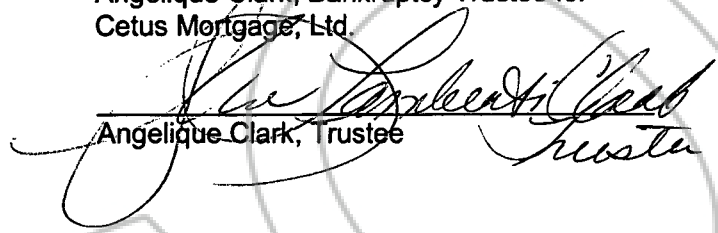
\_\_\_\_\_  
Randall R. Ruch, Trustee

George M. Dixon, Trustee of The Dixon  
Electric Pension Plan Trust

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George M. Dixon, Trustee

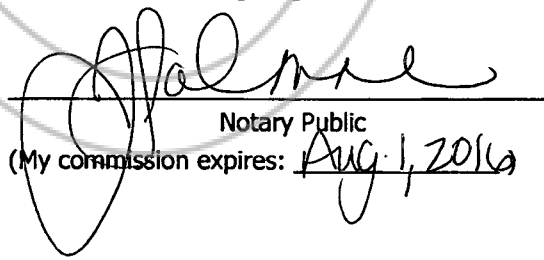
\_\_\_\_\_  
John Alford

Angelique Clark, Bankruptcy Trustee for  
Cetus Mortgage, Ltd.

  
\_\_\_\_\_  
Angelique Clark, Trustee

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF Washoe )

This instrument was acknowledged before me on July 25, 2013 by  
**ANGELIQUE CLARK, personally known (or proved) to me to be the person whose  
name is subscribed to the foregoing Affidavit, who acknowledged to me that she  
executed the foregoing document.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: Aug. 1, 2016)

