A.P.N.:

1022-17-002-021

File No:

143-2451217 (SC)

R.P.T.T.:

\$103.35

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



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



BK 813 PG-377

| 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<br>Electric Pension Plan Trust   |
| George M. Dixon, Trustee   |
| John Alford  |
| Angelique Clark, Bankruptcy Trustee for Cetus Mortgage, Ltd.   |
| Angelique Clark, Trustee   |

| STATE OF Pennsylvania,   | BK 813<br>PG-378<br>828217 Page: 3 of 8 08/01/2013  |
|--|---|
| STATE OF Pennsylvania ) : ss. country of Chester )   |   |
| This instrument was acknowledged before me on  | 24th July 2013 by   |
| Randall R. Ruch, Trustee of The Schuylkill Va<br>Plan, George M. Dixon, Trustee fo The Dixon<br>an unmarried individual, and Angelique Clark   | Electric Pension Plan Trust, John Alford,   |
| Ltd  | COMMONWEALTH OF PENNSYLVANIA  |
| Mauly Clach  Notary Public  (My commission expires: 8/4/2014)  | 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 one of the control | certain Grant, Bargain Sale Deed dated <b>July</b>  |
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BK 813 PG-379 828217 Page: 4 of 8 08/01/2013

| 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  Deorge M. Dixon, Trustee  George M. Dixon, Trustee |
| John Alford   |
| Angelique Clark, Bankruptcy Trustee for Cetus Mortgage, Ltd.  Angelique Clark, Trustee                                |
| Angelique Clark, Trustee  |

|                      |  |                 | BK 813<br>PG-380   |  |  |  |
|----------------------|--|-----------------|--|--|--|--|
| STATE OF             | NN   | )               | 828217 Page: 5 of 8 08/01/2013   |  |  |  |
|                      |  | : SS.           |  |  |  |  |
| COUNTY OF            | 3 orteal   | )               |  |  |  |  |
| This instrum         | ent was acknowledged be  | efore me on     | 20%. 7/24/13 / by  |  |  |  |
| Pandall-P-           | Ruch-Trustee of The S  | ichuvlkill Vall | ey Sporting Goods, Inc. Profit Sharing   |  |  |  |
| Plan, Georg          | Plan, George M. Dixon, Trustee for The Dixon Electric Pension Plan Trust, Join Alford, an unmarried individual, and Angelique Clark, Bankruptcy Trustee for Cetus Mortgage |                 |  |  |  |  |
| -an-unmarri<br>-Lida | <u>ea individual, a</u> nd Ang   | jenque Ciai Ky  | Bankinghed, Francisco (of Cottan (1814)  |  |  |  |
| 6                    | Notary Public  |                 | E. GATES  Notary Public - State of Nevada  Appointment Recorded In Washoe County |  |  |  |
| (My commiss          | - · · · ·  | 14_)            | No: 98-49416-2 - Expires September 6, 2014                                       |  |  |  |
|                      |  |                 | this Count Rayonin Sala Dood dated July  |  |  |  |

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

BK 813 PG-381

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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

John Alford

Angelique Clark, Bankruptcy Trustee for Cetus Mortgage, Ltd.

Angelique Clark, Trustee

|             | <b>A</b> 1 C |              | BK 81:                         |
|-------------|--------------|--------------|--------------------------------|
|             | California   | )            | 828217 Page: 7 of 8 08/01/2013 |
| COLINITY OF | Alameda      | : <b>ss.</b> |                                |

Notary Public

(My commission expires: 3/26/17

Commission # 2008594
Notary Public - California
Alameda County
My Comm. Expires Mar 26, 2017

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

BK 813 PG-383 828217 Page: 8 of 8 08/01/2013

| 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<br>Electric Pension Plan Trust   |  |
| George M. Dixon, Trustee   |  |
| John Alford  |  |
| Angelique Clark, Bankruptcy Trustee for Cetus Mortgage, Ltd.  Angelique Clark, Trustee  Angelique Clark, Trustee   |  |
| CTATE OF AUTHOR  | / /  |
| STATE OF NEVADA : SS. COUNTY OF WOShol )   |  |
| This instrument was acknowledged before me on ANGELIQUE CLARK, personally known (or provname is subscribed to the foregoing Affidavit, executed the foregoing document |  |
| Stalme   |  |
| Notary Public (My commission expires: 100, 1, 20)  | J. SALEMME  Notary Public - State of Nevada  Appointment Recorded in Washoe County  No: 06-109238-2 - Expires August 1, 2016 |