

DOC # 830872
09/19/2013 12:09PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-913 PG-4162 RPTT: 7341.75



A.P.N.: ptn of 1320-30-701-024 & 1320-30-802-027
File No: 121-2434449 (MLR)
R.P.T.T.: \$7,341.75 C

When Recorded Mail To: Mail Tax Statements To:
California Gold Minden Partners, LLC
133 Old Wards Ferry Road STE G
Sonoma, CA 95370

GRANT, BARGAIN and SALE DEED

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

Cedar Creek Capital, Inc., a Nevada Corporation

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

California Gold Minden Partners, LLC, a California limited liability company

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

As per Exhibit "A" attached hereto and made a part hereof

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: 09/18/2013



EXHIBIT 'A'

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF PARCEL C AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC., RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA;

**THENCE FROM THE POINT OF BEGINNING; SOUTH 89°37'49" EAST, 161.50 FEET;
THENCE SOUTH 00°22'11" EAST, 21.50 FEET;
THENCE SOUTH 89°37'49" EAST 15.49 FEET;
THENCE SOUTH 00°22'11" WEST, 212.34 FEET;
THENCE NORTH 63°56'19" WEST, 196.41 FEET;
THENCE NORTH 00°22'11" EAST, 148.69 FEET TO THE POINT OF BEGINNING.**

SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL B ON RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813, PAGE 7027 AS INSTRUMENT NO. 829575, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL E AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MARVERIK, INC., RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA;

**THENCE FROM THE POINT OF BEGINNING, NORTH 26°05'16" EAST, 22.98 FEET;
THENCE NORTH 44°37'08" EAST, 77.07 FEET;
THENCE NORTH 25°51'27" EAST, 61.06 FEET;
THENCE SOUTH 64°21'51" EAST, 17.85 FEET TO THE BEGINNING OF A 2.50 FOOT RADIUS CURVE TO THE LEFT;
THENCE 5.01 FEET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°55'42";
THENCE NORTH 00°42'27" EAST 26.19 FEET;
THENCE SOUTH 89°37'49" EAST, 5.37 FEET;
THENCE NORTH 00°22'11" EAST, 34.58 FEET;
THENCE SOUTH 63°56'19" EAST, 141.04 FEET;**



**THENCE SOUTH 26°03'41" WEST, 218.04 FEET;
THENCE NORTH 63°54'44" WEST, 164.09 FEET TO THE POINT OF BEGINNING.**

**SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL C ON
RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813, PAGE 7027
AS INSTRUMENT NO. 829575, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.**

PARCEL 3:

**ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF PARCEL D AS SHOWN ON THAT RECORD
OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC.,
RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS
COUNTY, NEVADA, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF STATE
ROUTE 88;**

**THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY LINE, NORTH
00°22'11" EAST, 36.83 FEET;**

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 63°54'44" EAST, 281.81;

THENCE NORTH 26°03'41" EAST, 218.04 FEET;

THENCE SOUTH 63°56'19" EAST, 55.37 FEET;

THENCE NORTH 00°22'11" EAST, 212.34 FEET;

THENCE SOUTH 89°37'49" EAST, 33.01 FEET;

THENCE SOUTH 00°22'11" WEST, 18.50 FEET;

THENCE SOUTH 89°37'49" EAST, 19.50 FEET;

THENCE SOUTH 00°22'11" WEST, 123.00 FEET;

THENCE SOUTH 89°37'49" EAST, 45.50 FEET;

THENCE SOUTH 00°22'29" WEST, 101.50 FEET;

THENCE SOUTH 89°37'49" EAST, 29.56 FEET;

THENCE SOUTH 63°56'19" EAST, 119.80 FEET;

THENCE SOUTH 26°03'41" WEST, 39.50 FEET;

THENCE SOUTH 63°56'19" EAST, 40.98 FEET;

THENCE SOUTH 00°22'11" WEST, 265.52 FEET;

THENCE NORTH 63°56'19" WEST, 725.34 FEET TO THE POINT OF BEGINNING.

**SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL D ON
RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813, PAGE 7027
AS INSTRUMENT NO. 829575, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.**

PARCEL 4:



A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER RECORDED MAY 8, 2008 IN BOOK 508 AT PAGE 1598 AS INSTRUMENT NO. 722796, AS AMENDED AND RESTATED IN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813 AT PAGE 7137 AS INSTRUMENT NO. 829608 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 5:

AN EASEMENT AS SET FORTH AND DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 28, 1998 IN BOOK 0998, PAGE 5738 AS INSTRUMENT NO. 450462 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

