

DOC # 837479

01/29/2014 02:22PM Deputy: SG

OFFICIAL RECORD

Requested By:

Ticor Title - Reno (Commer

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-114 PG-4801 RPTT: EX#001



APN: 1318-27-001-009 and 1318-27-001-011

R.P.T.T. \$0.00

RECORDING REQUESTED BY AND

WHEN RECORDED, MAIL TO:

01301766-CA

Neva One, LLC

13345 DaMonte View Lane

Reno, Nevada 89511

MAIL TAX STATEMENT TO:

Neva One, LLC

13345 DaMonte View Lane

Reno, Nevada 89511

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, PARK CATTLE CO., a Nevada corporation, now known as EDGEWOOD COMPANIES, a Nevada corporation, does hereby GRANT, BARGAIN and SELL to NEVA ONE, LLC, a Nevada limited liability company (whose address is: 13345 DaMonte View Lane, Reno, Nevada 89511), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or appertaining, or otherwise associated with the Property, and any reversions, remainders, rents, issues or profits thereof, including, without limitation: easements, licenses, permits, development credits and entitlements, including, without limitation, all entitlements recognized by the Tahoe Regional Planning Agency Compact and by the ordinances, rules and regulations of the Tahoe Regional Planning Agency, of the Nevada Tahoe Regional Planning Agency, and of Douglas County, Nevada, mineral rights, if any, extralateral rights, buoy rights, air space rights, and all "will serve" letters or other rights or allocations issued by a political subdivision or water company serving the Property, BUT EXPRESSLY EXCLUDING THEREFROM AND RESERVING TO THE GRANTOR any and all groundwater and surface water rights appurtenant to the Property, or used in connection with the Property, whether appropriated, vested, permitted or decreed, and further excluding all wells and well rights.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, if any, unto the said Grantee and to its successors and assigns forever;



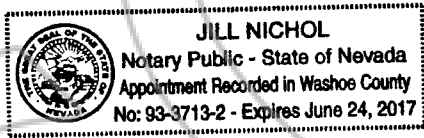
DATED: this 14th day of January, 2014.

PARK CATTLE CO., a Nevada corporation, now known as EDGEWOOD COMPANIES, a Nevada corporation

By: *Charles W. Scharer*
Name: CHARLES W. SCHARER
Its: President & CEO

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 14, 2014, by Charles W. Scharer, as President/CEO of Park Cattle Co., a Nevada corporation, now known as Edgewood Companies, a Nevada corporation.



Jill Nichol
Notary Public
My Commission Expires: 6/24/2017



EXHIBIT "A"

Legal Description of Property

Escrow No.01301766 CD

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

PARCEL 1:

A parcel of land located within a portion of the East one-half of Section 27, Township 13 North, Range 18 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point, being the intersection of the Westerly right-of-way line of U.S. Highway 50 and the Nevada/California state line, which bears S 48°39'46" E., 991.89 feet from the General Land Office State Line Monument as shown on the Record of Survey for Park Cattle Company, Document No. 155945 of the Douglas County Recorder's Office;

Thence N. 27°59'57" E., along said Westerly right-of-way line, 745.71 feet to the True Point of Beginning;

Thence N 62°01'24" W., 1105.54 feet to a Brass Cap in concrete;

Thence N 27°58'53" E., 713.86 feet to a 5/8" rebar and cap marked LS#625 on the Southerly right-of-way line of Loop Road per Document No. 24881 of the Douglas County Recorder's Office;

Thence 161.15 feet along said Southerly right-of-way line and along the arc of a curve to the right having a central angle of 07°53'30" and a radius of 1170.00 feet, (chord bears N. 73°30'38" E., 161.02 feet);

Thence S 62°00'03" E., 990.89 feet to said Westerly right-of-way line;

Thence S. 27°59'57" W., along said Westerly right-of-way line, 826.26 feet to the POINT OF BEGINNING.

Said land is also shown on that certain Record of Survey Supporting a Boundary Line Adjustment for Park Cattle Co., filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1992, in Book 392, Page 4659, as Document No. 274260, Official Records.

APN: 1318-27-001-009

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Document Number 274257 is provided pursuant to the requirements of Section 6.NRS 111.312

PARCEL 2:

A parcel of land located within a portion of the East one-half of Section 27, Township 13 North, Range 18, East, MDB&M., Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point, being the intersection of the Westerly right-of-way line of U.S. Highway 50 and the Nevada/California state line, which bears S. 48°39'46" E., 991.89 feet from the General Land Office State Line Monument as shown on the Record of Survey for Park Cattle Company, Document No. 155945 of the Douglas County Recorder's Office;

Thence N. 27°59'57" E., along said Westerly right-of-way line; 1571.97 feet to the True Point of Beginning;

Thence N. 62°00'03" W., 990.89 feet to the Southerly right-of-way of Loop Road per Document No. 24881 of the Douglas County Recorder's Office;

Thence 657.67 feet along said southerly right-of-way line and along the arc of a curve to the right having a central angle of 32°12'23" and a radius of 1170.00 feet, (chord bears S. 86°26'25' E., 649.04 feet), to the Northwest corner of the First Interstate Bank parcel;

Thence S. 27°59'57" W., along the Westerly line of said parcel, 187.06 feet;

Thence S. 62°00'03" E., along the Southerly line of said parcel, 400.00 feet to said Westerly right-of-way line;

Thence S. 27°59'57" W., along said Westerly right-of-way line, 81.47 feet to the POINT OF BEGINNING.

Said land is also shown on that certain Record of Survey Supporting a Boundary Line Adjustment for Park Cattle Co., filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1992, in Book 392, Page 4659. as Document No. 274260, Official Records.

APN: 1318-27-001-011

Document Number 274258 is provided pursuant to the requirements of Section 6.NRS 111.312