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OFFICIAL RECORD

Requested By:

Ticor Title - Reno (Commer

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 5 Fee: \$18.00

BK-114 PG-4805 RPTT: EX#001



APN: 1320-34-001-028  
R.P.T.T. \$0.00 # 132029601-002

RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:

# 13017610 CEP A  
Park Newco  
13345 DaMonte View Lane  
Reno, Nevada 89511

MAIL TAX STATEMENT TO:

Park Newco  
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 ("Grantor"), does hereby GRANT, BARGAIN and SELL to PARK NEWCO, a Nevada corporation ("Grantee") (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, impact fee credits, rights issued, created, or banked by or with Douglas County, Nevada (including transferable development rights), extralateral rights, buoy rights, air space rights, mineral rights, if any, and all "will serve" letters or other rights or allocations issued by any political subdivision or water company serving the Property.

SUBJECT TO THE RESERVATION that this conveyance does not include any groundwater and surface water rights appurtenant to the Property, or used in connection with the Property, whether appropriated, vested, permitted, or decreed, including, without limitation, all applications pending before the Nevada State Engineer or wells and well rights, or stock certificates or other equity interests in irrigation companies, ditch companies, or other water utilities providing water service to the Property all of which are reserved by Grantor under this conveyance, but all of which are being conveyed by Grantor to Grantee's affiliate pursuant to a



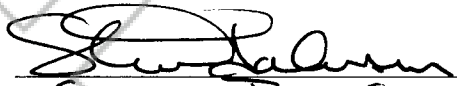
separate deed delivered contemporaneously herewith, such that no such rights shall remain with Grantor upon delivery of this conveyance and said contemporaneously delivered deed.

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;

SUBJECT TO the lien for all general and special taxes for the current fiscal year that are not due and payable or that may be paid without penalty after the date hereof, and matters of public record.

DATED: this 29<sup>th</sup> day of January, 2014.

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

By:   
Name: STEVE JOHNSON  
Its: CHAIRMAN

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on January 29, 2014, by Steven Johnson, as Chairman of Park Cattle Co., a Nevada corporation, now known as Edgewood Companies, a Nevada corporation.



Donna G. Whitlark  
Notary Public  
My Commission Expires: 6-21-16



EXHIBIT "A"

**Legal Description of Property**

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

PARCEL 1:

Parcel 52 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on October 30, 2008, in Book 1008, Page 5192, as Document No. 732299, Official Records, being more particularly described as follows:

A parcel of land located within portions of the South one-half of the Southwest one-quarter (S1/2 SW1/4) of Section 27, the Southeast one-quarter (SE1/4) of Section 28, the Northeast one-quarter (NE1/4) of Section 33, and the West one-half of the Northwest one-quarter (W1/2 NW1/4) of Section 34, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the center West one-sixteenth corner of said Section 34, a found 5/8" rebar with cap PLS 6497, also being the Southeast corner of Parcel 52 as shown on the Land Division Map for John B. Anderson No. 2 filed for record September 27, 1978 in the office of Recorder, Douglas County, Nevada as Document No. 25700, said corner bearing South 89°18'25" East, 1324.09 feet from the West one-quarter corner of said Section 34;

Thence along the South line of said West one-half of the Northwest one-quarter of Section 34, North 89°18'25" West, 404.67 feet to the Easterly line of Muller Parkway as realigned in the First Amendment to the Development Agreement for Park Cattle Company recorded November 14, 2007 in the office of Recorder, Douglas County, Nevada in Book 1107, at Page 3403, as Document No. 712986;

Thence along said Easterly line of Muller Parkway as realigned, the following six courses:

North 00°39'42" East, 0.04 feet;

Along the arc of a curve to the left having a radius of 1175.00 feet, central angle of 57°52'28", and an arc length of 1186.87 feet to a point of reverse curvature;

Along the arc of said reverse curve having a radius of 1025.00 feet, central angle of 57°07'36", and an arc length of 1021.97 feet;

North 00°05'10" West, 559.14 feet;

Along the arc of a curve to the left having a radius of 1425.00 feet, central angle of 41°26'42", and an arc length of 1030.77 feet;



North 41°31'52" West, 215.37 feet;

Thence leaving said Easterly line of Muller Parkway, South 89°14'45" East, 1125.65 feet;  
Thence South 43°58'59" East, 1202.54 feet to the West one-sixteenth corner common to said Sections 27 and 34;

Thence along the East line of said West one-half of the Northwest one-quarter of Section 34, South 00°59'06" West, 2649.79 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°23'21" West, the North line of the Southeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243.

APN: 1320-34-001-028

Document No. 732298 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

Adjusted Parcel 33 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co., filed in the office of the County Recorder of Douglas County, State of Nevada on September 28, 2004, in Book 904, Page 11278, as Document No. 625243, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the Northeast one-quarter (NE1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, T.13N., R.20E., M.D.M., as shown on the Amended Record of Survey for Bently Nevada Corporation recorded June 16, 1988 in the office of Recorder, Douglas County, Nevada as Document No 180280 and being the Southwest corner of Adjusted Parcel 32B as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378;

Thence along the South line of the Northeast one-quarter of said Section 29, South 89°23'21" East, 1025.97 feet to the POINT OF BEGINNING;

Thence North 00°30'17" East, 19.70 feet to a point on the North line of Buckeye Road, a 60-foot wide access and utility easement as shown on said Amended Record of Survey for Bently Nevada Corporation;

Thence along the Easterly line of Sanford Way, a 60-foot wide non-exclusive public access and utility easement as recorded June 20, 1995 in Book 695, at Page 2977, as Document No, 364415, North 00°30'17" East. 320,00 feet;



Thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of 90°00'00", and arc length of 31.42 feet;

Thence along the Southerly line of Baler Street, a 60-foot wide non-exclusive public access and utility easement as recorded in said Book 695, at Page 2977, as Document No. 364415, South 89°29'43" East, 610.00 feet;

Thence South 00°30'17" West, 340.00 feet to a point on said North line of Buckeye Road,

Thence continuing South 00°30'17" West, 20.87 feet to a point on said South line of the Northeast one-quarter of said Section 29;

Thence along said South line of the Northeast one-quarter of said Section 29, North 89°23'21" West, 630.00 feet to the POINT OF BEGINNING.

APN: 1320-29-601-002

Document No. 625242 is provided pursuant to the requirements of Section 6.NRS 111.312.

