

DOC # 840749  
04/07/2014 02:56PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-414 PG-1378 RPTT: 3042.00

A.P.N.: 1219-23-001-046  
File No: 143-2455762 (SC)  
R.P.T.T.: \$3,042.00



When Recorded Mail To: Mail Tax Statements To:  
J&S Land and Cattle, LLC  
11661 San Vicente Boulevard, Suite 305  
Los Angeles, CA 90049

**GRANT, BARGAIN and SALE DEED**

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

Flying Eagle Ranch, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

J&S Land and Cattle, LLC, a California Limited Liability company

the 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 SECTIONS 23 AND 24, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING RECORDED SEPTEMBER 6, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;**

**THENCE SOUTH 07°08'29" EAST, 1647.30 FEET;  
THENCE SOUTH 23°42'20" WEST, 648.55 FEET;  
THENCE SOUTH 06°19'23" EAST, 1305.60 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 83°40'37" EAST, 1274.04 FEET;  
THENCE SOUTH 06°50'37" EAST, 1224.49 FEET;  
THENCE SOUTH 74°35'34" WEST, 1301.49 FEET;  
THENCE NORTH 06°19'23" WEST, 1429.92 FEET TO THE POINT OF BEGINNING,**

**ALSO KNOWN AS ADJUSTED PARCEL 10 OF RECORD OF SURVEY FOR FLYING EAGLE RANCH LLC, RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574, AS INSTRUMENT NO. 526220, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.**



**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8557 AS INSTRUMENT NO. 526216, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

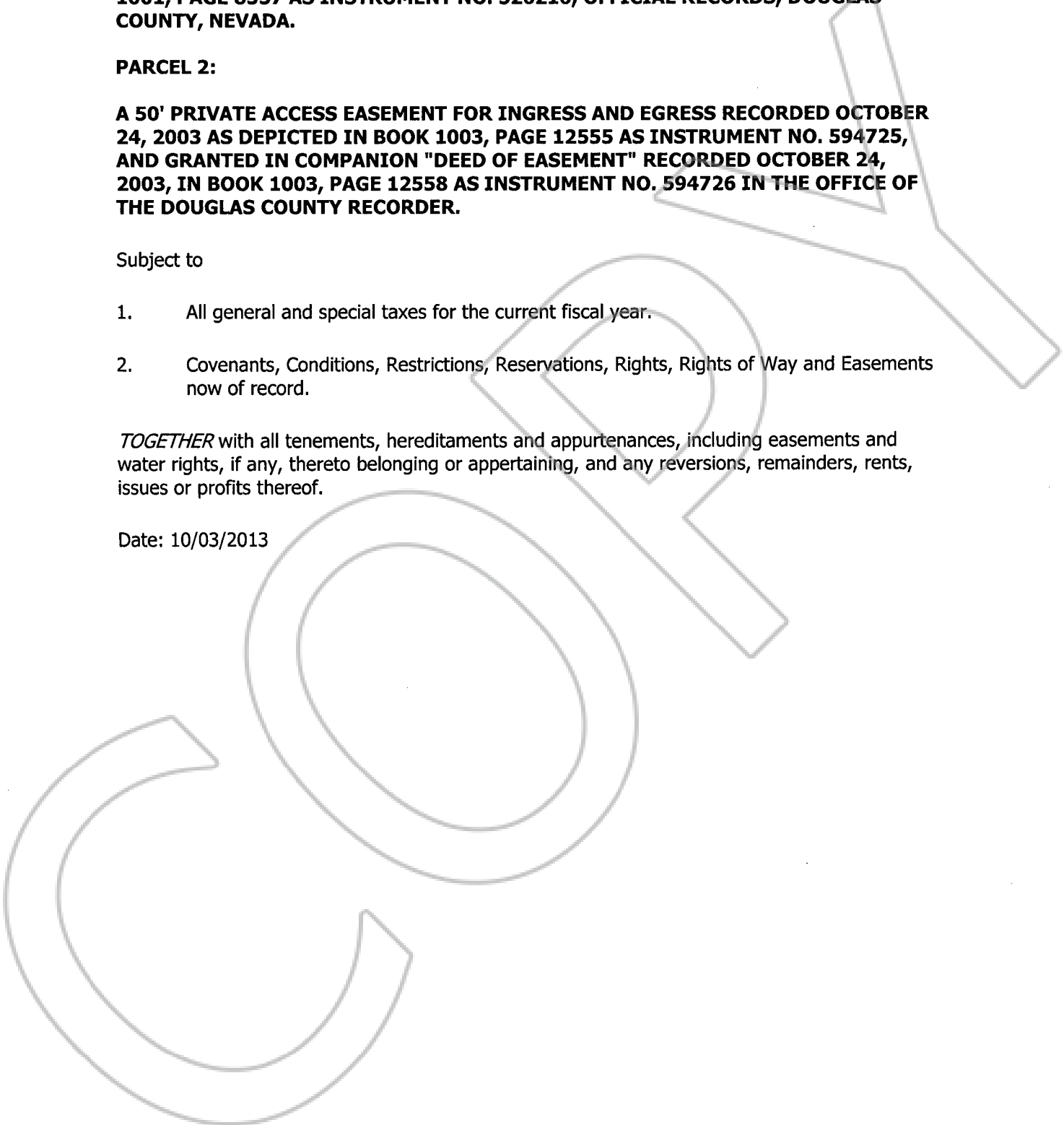
**A 50' PRIVATE ACCESS EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER 24, 2003 AS DEPICTED IN BOOK 1003, PAGE 12555 AS INSTRUMENT NO. 594725, AND GRANTED IN COMPANION "DEED OF EASEMENT" RECORDED OCTOBER 24, 2003, IN BOOK 1003, PAGE 12558 AS INSTRUMENT NO. 594726 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

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: 10/03/2013





Flying Eagle Ranch, LLC, a Nevada Limited Liability Company

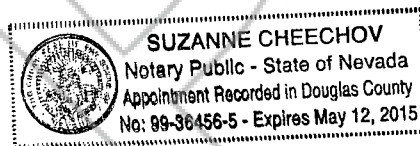
Nathan A. Leising, Manager  
By: Nathan A. Leising, Manager

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

This instrument was acknowledged before me on 2/14/14 by **Nathan A. Leising.**

Suzanne Cheechov  
Notary Public

(My commission expires: 5/12/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 03, 2013** under Escrow No. **143-2455762.**