

DOC # 840752  
04/07/2014 03:28PM Deputy: PK  
OFFICIAL RECORD

Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-414 PG-1414 RPTT: 18330.00

A.P.N.: 1219-13-000-029, <sup>30, 31, 32 AND</sup>  
File No: 143-2457180 (SC) <sup>1219-24-001-003,</sup>  
R.P.T.T.: \$18,330.00 <sup>007</sup>



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 A:**

**PARCEL 9 AS SET FORTH ON THAT CERTAIN MAP ENTITLED "MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING", FILED SEPTEMBER 06, 1995 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 369848.**

**PARCEL B:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, 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 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;**

**THENCE SOUTH 89°53'01" EAST, 904.40 FEET;  
THENCE NORTH 89°48'28" EAST, 558.97 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°48'28" EAST, 694.01 FEET;  
THENCE SOUTH 00°11'32" EAST, 1255.31 FEET;  
THENCE SOUTH 89°48'28" WEST, 694.01 FEET;  
THENCE NORTH 00°11'32" WEST, 1255.31 FEET TO THE POINT OF BEGINNING.**



**ALSO KNOWN AS ADJUSTED PARCEL 2 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL C:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, 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 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;**

**THENCE SOUTH 89°53'01" EAST, 904.40 FEET;  
THENCE NORTH 89°48'28" EAST, 1252.98 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°48'28" EAST, 694.01 FEET;  
THENCE SOUTH 00°11'32" EAST, 1255.31 FEET;  
THENCE SOUTH 89°48'28" WEST, 694.01 FEET;  
THENCE NORTH 00°11'32" WEST, 1255.31 FEET TO THE POINT OF BEGINNING.**

**ALSO KNOWN AS ADJUSTED PARCEL 3 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL D:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, 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 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;**

**THENCE SOUTH 89°53'01" EAST, 904.40 FEET;  
THENCE NORTH 89°48'28" EAST, 1946.99 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°48'28" EAST, 684.83 FEET;  
THENCE SOUTH 01°01'49" EAST, 1255.45 FEET;  
THENCE SOUTH 89°48'28" WEST, 703.19 FEET;  
THENCE NORTH 00°11'32" WEST, 1255.31 FEET TO THE POINT OF BEGINNING.**

**ALSO KNOWN AS ADJUSTED PARCEL 4 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA.**

**PARCEL E:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTIONS 13 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 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;**

**THENCE SOUTH 07°08'29" EAST, 1269.51 FEET;  
THENCE NORTH 89°48'28" EAST, 1032.55 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°48'28" EAST, 2368.42 FEET;  
THENCE SOUTH 01°01'49" EAST, 1399.71 FEET;  
THENCE SOUTH 85°53'58" WEST, 2304.50 FEET;  
THENCE NORTH 06°50'37" WEST, 774.92 FEET;  
THENCE NORTH 00°11'32" WEST, 786.94 FEET TO THE POINT OF BEGINNING.**

**ALSO KNOWN AS ADJUSTED PARCEL 5 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL F:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 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 06, 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, 2735.52 FEET;  
THENCE NORTH 74°35'34" EAST, 1301.49 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 06°50'37" WEST, 1801.76 FEET;  
THENCE NORTH 85°53'58" EAST, 2304.50 FEET;  
THENCE SOUTH 01°18'12" WEST, 1388.49 FEET;  
THENCE SOUTH 74°35'34" WEST, 2128.83 FEET TO THE POINT OF BEGINNING.**

**ALSO KNOWN AS ADJUSTED PARCEL 11 OF RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8574 AS DOCUMENT NO. 526220 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 25, 2001, IN BOOK 1001, PAGE 8535, AS INSTRUMENT NO. 526216.**

**PARCEL G:**

**A RIGHT OF WAY FOR ROAD AND OTHER PURPOSES, OVER, UNDER, UPON AND**

**ACROSS THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**A STRIP OF LAND 50 FEET IN WIDTH, RUNNING FROM THE FOOTHILL HIGHWAY NORTHEASTERLY TO THE DRESSLER PROPERTY CROSSING PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOOTHILL HIGHWAY AND THE SOUTHERLY BOUNDARY OF THE PROPERTY OWNED BY DOMINIC GERMANO, FROM WHICH THE WEST ONE QUARTER CORNER OF SECTION 23 BEARS NORTH 80°40'44" WEST, 2,180.04 FEET; LYING ALONG THE NORTHERLY SIDE AND EXTENDING 50 FEET AT RIGHT ANGLES TO THE FOLLOWING LINE RUNNING NORTH 75°09' EAST 614.08 FEET; THENCE NORTH 74°31' EAST, 783.64 FEET; THENCE NORTH 74°36' EAST, 1,167.05 FEET TO THE DRESSLER PROPERTY.**

**NOTE: THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 31, 1988, AS FILE NO. 179031, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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: 11/04/2013



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 2/14/2014 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 **November 04, 2013** under Escrow No. **143-2457180.**