

A.P.N.: 1320-32-703-004  
File No: 143-2494496 (SC)  
R.P.T.T.: \$3,900.00

When Recorded Mail To: Mail Tax Statements To:  
Beihai International, Inc.  
1480 Star Way  
Reno, NV 89511

***GRANT, BARGAIN and SALE DEED***

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

Miguel Leonis and Teresa A. Leonis, Trustees of The Miguel and Teresa Leonis Family Trust, dated July 11, 2000

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

Beihai International, Inc., a Nevada Corporation

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

**PARCEL 1:**

**A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT THAT BEARS SOUTH 65°49'20" WEST, A DISTANCE OF 936.57 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., AND FURTHER DESCRIBED AS BEARING NORTH 42°00' WEST, A DISTANCE OF 592.80 FEET FROM THE SO-CALLED MILL STREET MONUMENT IN THE TOWN OF GARDNERVILLE;**

**THENCE NORTH 45°06' EAST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING 40 FEET NORTHEASTERLY FROM THE CENTER LINE OF THE STATE HIGHWAY OR MAIN STREET;**

**THENCE NORTH 44°54' WEST ALONG THE NORTHEASTERLY 40 FOOT HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 148.00 FEET;**

**THENCE NORTH 45°06' EAST, A DISTANCE OF 199.30 FEET TO A FENCE CORNER, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED BY KATE S. THORNE AND GEORGE O. THORNE TO JEAN ETCHAMANDY AND MARIE ETCHAMANDY, BY DEED RECORDED IN BOOK A-1 OF DEEDS, PAGE 22, DOUGLAS COUNTY, NEVADA, RECORDS;**

**THENCE SOUTH 44°54' EAST ALONG THE WEST LINE OF THE AFORESAID ETCHAMANDY PARCEL, A DISTANCE OF 148 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID ETCHAMANDY PARCEL;**

**THENCE SOUTH 45°06' WEST, A DISTANCE OF 199.30 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.;**

**THENCE SOUTH 77°46'44" WEST 612.16 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 45°06'00" WEST 151.70 FEET;**

**THENCE NORTH 44°54'00" WEST 148.00 FEET;**

**THENCE NORTH 58°59'43" EAST 117.95 FEET;**

**THENCE NORTH 88°58'30" EAST 102.58 FEET;**

**THENCE SOUTH 07°48'00" EAST 60.91 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED SEPTEMBER 01, 2005, IN BOOK 905, PAGE 230, INSTRUMENT NO. 654042, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON DOCUMENT RECORDED IN BOOK C-1 OF DEEDS, AT PAGE 72, AND ON RECORD OF SURVEY RECORDED APRIL 19, 1991, IN BOOK 491, AT PAGE 2355, AS DOCUMENT NO. 248727.**

**SAID LAND FURTHER SHOWN ON RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FOR CARLOS AND ISABEL IRIBARREN, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER APRIL 19, 1991 IN BOOK 491, PAGE 2355, DOCUMENT NO. 248727, OFFICIAL RECORDS, DOUGLAS COUNTY 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.

10/21/15

Miguel Leonis and Teresa A. Leonis,  
Trustees of The Miguel and Teresa Leonis  
Family Trust, dated July 11, 2000

Miguel Leonis, Trustee  
Miguel Leonis, Trustee

Teresa A. Leonis, Trustee  
Teresa A. Leonis, Trustee

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

This instrument was acknowledged before me on 11/18/2015 by  
**Miguel Leonis and Teresa Leonis.**

Suzanne Cheechov  
A.  
Notary Public  
(My commission expires: 5/12/2019 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 21, 2015** under Escrow No. **143-2494496**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-32-703-004  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,000,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$1,000,000.00  
 d) Real Property Transfer Tax Due \$3,900.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *A Cheecha* Capacity: *Eoffia*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

The Miguel and Teresa Leonis  
 Print Name: Family Trust, dated July 11, 2000  
 Address: P.O. Box# 933  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Beihai International, Inc.  
 Address: 1480 Star Way  
 City: Reno  
 State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company File Number: 143-2494496 SC/SC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)