

APN 1220-03-000-041 & 1220-03-000-034

AFTER RECORDATION RETURN TO:

And Away They Go, LLC
1627 Hwy 395N
Minden, NV 89423

N1500543 RIT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

MEMORANDUM OF RELEASE OF MEMORANDUM

OF AGREEMENT OF OPTION TO PURCHASE REAL PROPERTY

THIS MEMORANDUM OF RELEASE OF AGREEMENT OF OPTION TO PURCHASE REAL PROPERTY is made as of the 18th day of December, 2015, by and between **SIERRA NEVADA SW ENTERPRISES, LTD.**, a Nevada limited liability company, **NEVADA NORTHWEST, LLC**, a Nevada limited liability company and **BEDFORD PROPERTIES MANAGEMENT CO., LLC**, a Nevada limited liability company (collectively, "Seller") and **AND AWAY THEY GO, LLC**, a Nevada limited liability company ("Buyer").

RECITALS

WHEREAS Seller is the owner of certain lands located in the Town of Gardnerville, County of Douglas, State of Nevada, consisting of approximately 206 acres more particularly described on **Exhibit A** attached hereto and related Developments Rights, collectively, (the "Property."); and

WHEREAS Seller granted to Buyer in that certain Agreement of Option to Purchase Real Property (the "Option Agreement") an option to purchase the Property; and

WHEREAS Buyer recorded a Memorandum of Agreement of Option to Purchase Real Property on June 9, 2015 of the Official Records of the Douglas County Recorder's Office as Document No. 863707; and

WHEREAS Seller exercised the Option and has or will purchase Property subject to the Option Agreement and Seller and Buyer now wish to memorialize the removal of the Memorandum of Agreement of Option Agreement from the land records of Douglas County, Nevada.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, the parties hereto declare as follows:

Seller and Buyer hereby declare that the Memorandum of Agreement of Option to Purchase Real Property is no longer an encumbrance with respect to the Property.

SIERRA NEVADA SW ENTERPRISES, LTD., a Nevada limited liability company

By: **Corporate Management Services, Inc.,** a Nevada Corporation

Its: ~~Manager~~

By: _____
JAMES S. BRADSHAW

Its: President

NEVADA NORTHWEST, LLC a Nevada limited liability company

By: **Corporate Management Services, Inc.,** a Nevada Corporation

Its: ~~Manager~~

By: _____
JAMES S. BRADSHAW

Its: President

BEDFORD PROPETIES MANAGEMENT CO., LLC, a Nevada limited liability company

By: **Corporate Management Services, Inc.,** a Nevada Corporation

Its: ~~Manager~~

By: _____
JAMES S. BRADSHAW

Its: President

Order No.: N1500543-RLT

EXHIBIT A

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

PARCEL 1

Parcel 2 and a Portion of Adjusted Parcel 1, as shown on the Record of Survey to Support a Boundary Line Adjustment for Terry M. Jacobsen and Linda Ann Jacobsen and Jacobsen Family Survivors/Residual Trust, filed for record December 30, 1997, in book 1297, at page 5459, as Document No. 429408, Official Records of Douglas County, Nevada, more particularly describes as follows:

BEGINNING at the northwest corner of said Adjusted Parcel 1, said point being on the Southerly right-of-way line of Toler Lane;
Thence along said southerly right-of-way line, South 89°20'34" East, 662.65 feet;
Thence leaving said southerly right-of-way line, South 00°39'26" West, 1261.19 feet;
Thence North 77°32'52" East, 671.17 feet;
Thence South 12°32'16" East, 979.08 feet to the southeast corner of said Parcel 2;
Thence along the southerly line of said Parcel 2, North 89°19'57" West 1265.26 feet to the southwest corner of Parcel 2;
Thence along the westerly line of said Parcel 2 and its prolongation along the westerly line of said Adjusted Parcel 1, 17°48'57" West 853.77 feet;
Thence continuing along the Westerly line of said Adjusted Parcel 1, North 00°28'21" East, 1252.20 feet to The Point of Beginning.

Reference is further made to Adjusted Parcel 2 on Record of Survey recorded in the office of the Douglas County Recorder on March 6, 3003 in Book 303, Page 2158 as Document No. 569146, Official Records of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 573634, recorded April 15, 2003 in Book 403, Page 7331, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1220-03-000-034

PARCEL 2

A parcel of land located within portions of Sections 3, 10 & 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

A parcel of land being a portion of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, said parcel shown as Parcel 1A on the Record of Survey for Sierra Nevada SW Enterprises, Ltd. filed for record May 21, 2015 in said office of Recorder as Document No. 2015-862467, more particularly described as follows;

BEGINNING at the most westerly corner of said Parcel 1A, from which the common corner of Sections 3, 4, 33 & 34, Township 12 North, Range 20 East, M.D.M. bears North 36°29'45" West, 2649.82 feet;

thence South 89°19'57" East, 1265.26 feet;
thence South 11°56'32" East, 78.01 feet;
thence North 77°33'39" East, 919.09 feet;

thence North 12°21'42" West, 1980.98 feet to a point on the south right-of-way line of Toler Lane;

thence along said south right-of-way line of Toler Lane, South 89°20'34" East 95.81 feet;

thence South 12°03'48" East, 4946.44 feet;
thence South 88°47'09" West, 68.89 feet;
thence South 12°21'42" East, 721.05 feet;

thence South 21°13'25" West, 555.22 feet to a point on the right-of-way line of Muller Parkway as granted by Deed to Douglas County filed for record January 8, 2013 in said office of Recorder in Book 113, Page 1602;

thence along said right-of-way line of Muller Parkway the following courses:

North 44°45'21" West, 885.88 feet;

Along the arc of a curve to the left, having a radius of 1852.50 feet, central angle of 16°05'23" and arc length of 520.22 feet;

Along the arc of a reverse curve to the right, having a radius of 73.50 feet, central angle of 48°56'07" and arc length of 62.78 feet;

Along the arc of a reverse curve to the left, having a radius of 114.50 feet, central angle of 84°28'35" and arc length of 168.82 feet;

Along the arc of a reverse curve to the right, having a radius of 135.50 feet, central angle of 44°05'06" and arc length of 104.26 feet;

Along the arc of a compound curve to the right, having a radius of 1747.50 feet, central angle of 13°23'46" and arc length of 408.58 feet;

thence South 45°14'20" West, 361.27 feet;

thence North 17°48'57" West, 3024.74 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 2015-862766 recorded May 28, 2015, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1220-03-000-041