

Parcel No. 1318-22-002-014
When recorded, please mail to:
Celtic Bank
268 South State Street, Suite 300
Salt Lake City, UT 84111
Document Prepared By:
Aaron McKown
Loan # 15010022



KAREN ELLISON, RECORDER

RECONVEYANCE OF LEASEHOLD DEED OF TRUST

Assignment of Rents, Security Agreement, and Fixture Filing

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Tahoe Silver Star, Inc., a Nevada corporation (Trustor) made, executed and delivered on the 15th day of December, 2011 to First American Title Insurance Company (Trustee) and Celtic Bank Corporation (Beneficiary), a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing which was recorded on the 16th day of December, 2011 in the office of the recorder of Douglas County, State of Nevada as Document No. 794445, Book 1211, Page(s) 3758-3779, covering the following described real property:

See Attached "Exhibit A-1" and "Exhibit A-2"

The Real Property or its address is commonly known as 148 U.S. Highway 50, Stateline, NV 89449. The Real Property tax identification number is 1318-22-002-014.

NOW, THEREFORE, Celtic Bank Corporation, as Beneficiary, does hereby grant, release and reconvey to the person or persons entitled thereto, all the estate and interest derived to it, by or through said Leasehold Deed of Trust in the above described lands and premises, together with the appurtenances.

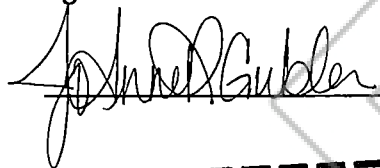
IN WITNESS WHEREOF, said Celtic Bank Corporation, as Beneficiary, has caused these presents to be executed this 5th day of May, 2016.

By: _____


Bradley C. Bybee, Chief Lending Officer
Celtic Bank Corporation

State of Utah}
COUNTY of Salt Lake}

On the 5th day of May 2016, personally appeared before me Bradley C. Bybee who being by me duly sworn, did say that he is the Chief Lending Officer and that the above and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said acknowledged to me that said corporation executed the same.

 NOTARY PUBLIC

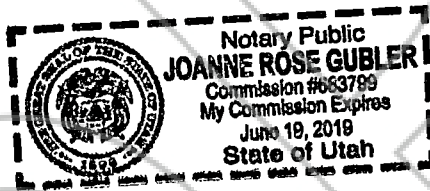


EXHIBIT A-1

DESCRIPTION OF LEASE

That certain leasehold interest in the real property located in the County of Douglas, State of Nevada, commonly known as 148 U.S. Highway 50, Stateline, Nevada, Assessor's Parcel Number 1318-22-002-014, together with all buildings, structures and all other improvements and fixtures that are, or that may be hereafter erected or placed thereon or therein, and all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues, profits and income thereof (collectively the "Leasehold Real Property"), subject, however to the absolute assignment given to Beneficiary in Section 11 hereof, and to which Section this grant to the Trustee is subject and subordinate, and all the estate, right, title, property, possession, interest or other claim or demand, in law or in equity which Trustor now has or may hereafter acquire in or to the said Leasehold Real Property, or any part thereof, with appurtenances, including, but not limited to, all right, title and interest which Trustor now has or may hereafter obtain under the following lease agreement:

That certain Ground Lease Agreement dated January 15, 1976, by and between Mary Hansen (referred to herein, together with her successors and assigns as "Lessor"), as Lessor, and Leroy I. Athenour, as Lessee (the "Lease"),

(i) as assigned to Michael E. Francoeur and Stephen E. Grantor by that certain Assignment of Ground Lease Agreement dated May 15, 1989, and recorded in the Official Records of Douglas County, Nevada as Document 202286, on May 19, 1989, Book 589 at Page 2431;

(ii) as assigned to Vintage Wine & Spirits, Inc. by that certain Assignment of Ground Lease Agreement dated December 15, 2005, and recorded in the Official Records of Douglas County, Nevada as Document 0663593, on December 16, 2005, Book 1205 at Page 7707;

(iii) as acquired by Celtic Bank by virtue of that certain Trustee's Deed Upon Sale dated November 28, 2011 and recorded November 28, 2011 as Document No. 793239, Book 1111 at Page 5783, in the Official Records of Douglas County, Nevada

All references herein to the Lease herein shall be to the Lease as assigned by the Assignments and as it may hereafter be extended, renewed, restated, amended or otherwise modified.

Together with any and all other rights pertaining to or appurtenant to the said Leasehold Real Property and the interests of Trustor therein whether now owned or hereafter acquired.

Together with all water rights and rights to the use of water that are flow or that may be hereinafter used in connection with the said Leasehold Real Property or any part thereof, or any improvements or appurtenances thereto.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders thereof and all the estate, right, title and interest which the Trustor now has or hereafter may acquire of, in and to the Leasehold Real Property, or any part thereof, with the appurtenances.

EXHIBIT A-2
DESCRIPTION OF THE LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF AND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:, TO-WIT:

BEGINNING AT A POINT ON THE WEST SIDE OF THE HIGHWAY RIGHT-OF-WAY LINE CREATED BY DEED RECORDED OCTOBER 23, 1935, IN BOOK U OF DEEDS, PAGE 110, DOUGLAS COUNTY, NEVADA, RECORDS, SAID POINT BEING DESCRIBED AS BEARING OF SOUTH 60°13' WEST, A DISTANCE OF 127.20 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M.; SAID POINT ALSO BEING FURTHER DESCRIBED AS THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO JOHN PALADY, ET UX, IN DEED RECORDED APRIL 8, 1957, IN BOOK C-1 OF DEEDS, PAGE 343, DOCUMENT NO. 12128, DOUGLAS COUNTY, NEVADA, RECORDS;

THENCE NORTH 61°00' WEST, A DISTANCE OF 220 FEET TO A POINT; SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO CHARLES T. RIVERS, ET UX, IN DEED RECORDED MAY 10, 1960, IN BOOK 2, PAGE 293, DOCUMENT NO. 15994, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE NORTH 18°24'08" EAST, A DISTANCE OF 121.97 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO H.L. HAYNES, ET UX, IN DEED RECORDED JANUARY 9, 1958, IN BOOK C-1 OF DEEDS, PAGE 61, DOCUMENT NO. 12864, DOUGLAS COUNTY, NEVADA, RECORDS;

THENCE SOUTH 61°00' EAST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 18°24'08" WEST, A DISTANCE OF 12.73 FEET TO A POINT;

THENCE SOUTH 61°00' EAST, A DISTANCE OF 186.10 FEET TO A POINT ON THE WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY LINE; SAID POINT BEING FURTHER DESCRIBED AS THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND CONVEYED TO FRANK A. RICH, ET UX, IN DEED RECORDED JUNE 24, 1959, IN BOOK E-1 OF DEEDS, PAGE 288, DOUGLAS COUNTY, NEVADA, RECORDS;

THENCE SOUTHWESTERLY ALONG THE WESTERLY SIDE OF SAID HIGHWAY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2460 FEET, AN ARC DISTANCE OF 107.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM FROM ALL THAT PORTION OF THE ABOVE-DESCRIBED PARCEL OF LAND WHICH WAS CONVEYED TO CHARLES T. RIVERS, ET UX., IN DEED RECORDED MAY 10, 1960, IN BOOK 2, PAGE 293, DOCUMENT NO. 15994, OFFICIAL RECORDS.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 19, 1989 IN BOOK 589, PAGE 2431 AS DOCUMENT NO. 202286 OF OFFICIAL RECORDS.