



20090406-0000337

Fee: \$16.00 RPTT: \$12,954.00

N/C Fee: \$25.00

04/06/2009 08:45:45

T20090116134

Requestor:

LAWYERS TITLE INSURANCE CORP

Debbie Conway TAH

Clark County Recorder Pgs: 4

A.P. N.: 161-05-110-003

R.P.T.T.: \$

Escrow # 08-55998

Mail tax bill to and when recorded mail to:

Bodega Latina Corporation  
5601 E. Slauson Avenue Suite 211  
Commerce, CA 90040

4/4 8501446

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH**, That **ABNK Properties LLC**, a Delaware limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bodega Latina Las Vegas, LLC**, a Delaware limited liability company, <sup>\*</sup>all of grantor's right, title and interest in and to all buildings, improvements and fixtures now located on that tract or parcel of land situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

### SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

April 3, 2009



**Exhibit A**

**LEGAL DESCRIPTION**

A portion of the Northwest Quarter (NW 1/4) of Section 5, T. 21 S., R. 62 E., M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW 1/4) of said Section 5 as shown on the amended Record of Survey in File 29, Page 68 of Surveys in the Office of the Recorder, Clark County, Nevada; thence N. 89°11'7" E., along the North line of said Northwest Quarter (NW 1/4), a distance of 56.58 feet; thence S. 00°48'53" E., 50.00 feet to a point; on the South right-of-way line of Charleston Boulevard (100.00 feet wide); thence N. 89°11'07" E., a distance of 198.64 feet to the TRUE POINT OF BEGINNING; thence continuing N. 89°11'07" E., 25.00 feet; thence S 00°48'53" E., 214.53 feet; thence N. 89°11'07" E., 67.67 feet; thence S. 00°48'53" E., 5.08 feet; thence N. 89°11'07" E., 152.67 feet; thence N. 00°48'53" W., 89.61 feet; thence N. 89°11'07" E., 119.00 feet; thence N. 00°48'53" W., 130.00 feet to a point on the South right-of-way line of Charleston Boulevard; thence N. 89°11'07" E., 100.00 feet; thence S. 00°48'53" E., 220.00 feet; thence N. 89°11'07" E., 185.52 feet to a point on the future Westerly right-of-way line of Lamb Boulevard (100.00 feet wide); thence along a curve to the right whose radial bears N. 83°58'22" W. with a radius of 1848.43 feet and subtending an angle of 06°08'20"; thence Southerly along said curve an arc distance of 198.05 feet; thence S. 89°11'07" W., 166.45 feet; thence S. 00°48'53" E., 97.50 feet; thence S. 89°11'07" W., 150.00 feet; thence N. 00°48'53" W., 72.72 feet; thence S. 89°11'07" W., 129.34 feet; thence S. 00°48'53" E., 180.17 feet; thence S. 89°11'07" W., 170.00 feet; thence N. 00°48'53" W., 619.95 feet to the TRUE POINT OF BEGINNING.

This parcel contains 215,061 square feet or 4.9371 acres, more or less.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 161-05-110-003  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY Book: _____ Page: _____ Date of Recording: _____ Notes: _____
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex	
e. <input type="checkbox"/> Apt. Bldg	f. <input checked="" type="checkbox"/> Comm'l/Ind'l	
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Other _____		

3. a. Total Value/Sales Price of Property \$ 2,540,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 12,954.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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 \_\_\_\_\_ Capacity Agent, its attorney

Signature \_\_\_\_\_ Capacity President of Bodega Latina Corporation, sole member of Bodega Latina Las Vegas, LLC

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

Print Name: ABNK Properties LLC  
 Address: 1800 Moler Road  
 City: Columbus  
 State: OH Zip: 43207

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

Print Name: Bodega Latina Las Vegas, LLC  
 Address: 5601 E. Flansburg Avenue, Ste. 211  
 City: Commerce  
 State: CA Zip: 90040

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

Print Name: Lawyer's Title Escrow #: 0855988  
 Address: 2398 E. Camelback Rd. #650  
 City: PHOENIX State: AZ Zip: 85016

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED