

A.P.N.: 139-33-305-020

R.P.T.T.: _____

Escrow # _____

Mail tax bill to and
When recorded mail to:

Board of Regents of the Nevada System of Higher Education
4300 S. Maryland Parkway
Las Vegas, Nevada 89119

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH,

That Nevada Health and Bioscience Asset Corporation, a Nevada non-profit corporation, for a valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the Board of Regents of the Nevada System of Higher Education, for and on behalf of the University of Nevada, Las Vegas, all of its right, title and interest in and to that certain real property ("Property"), including all fixtures attached thereto, buildings, structures and improvements located thereon, and all other rights appurtenant thereto, which Property is generally 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, or any that actually exist on the property.

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

IN WITNESS WHEREOF, this instrument has been executed this ____ day of _____, 20__.

NEVADA HEALTH AND BIOSCIENCE ASSET CORPORATION

By: _____
Name: _____
Title: _____

State of Nevada)
)ss:
County of Clark)

This instrument was acknowledged before me on _____
by _____, _____ of Nevada Health and Bioscience Asset Corporation.

NOTARY PUBLIC
My Commission Expires:_____

EXHIBIT “A”

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION (33) TOWNSHIP (20) SOUTH, RANGE (61) EAST., M.D.B. & M. SAVING AND EXCEPTING THAT PORTION THEREOF A DEDICATED AS EL DORADO AVENUE ON THE MAP OF BUOL’S ADDITION TO LAS VEGAS AS RECORDED IN BOOK 1 OF PLATS, PAGE 29 AND BUOL’S SECOND ADDITION IN BOOK 1 OF PLATS, PAGE 28, CLARK COUNTY NEVADA RECORDS.

AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION BY DEED RECORDED OCTOBER 05, 1944, AS BOOK 36 OF DEEDS PAGE 256, DOCUMENT NO. 187501, OF CLARK COUNTY NEVADA OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY RESOLUTION ACCEPTING DEED RECORDED JANUARY 31, 1951, AS BOOK 63 OF DEEDS PAGE 429, DOCUMENT NO. 362473, OF CLARK COUNTY NEVADA OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK RECORDED MARCH 01, 1972, IN BOOK 211, DOCUMENT NO. 170291, OF CLARK COUNTY NEVADA OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION, RECORDED JULY 23, 1981, IN BOOK 1437 AS DOCUMENT NO. 1396509, OF OFFICIAL RECORDS, THAT WOULD PASS THROUGH BY OPERATION OF LAW.