

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BRUCE H. SAGERS and TOMMIE SAGERS, husband and wife

in consideration of \$ 10.00 , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LOUIS E. NIX and MARY CATHERINE NIX, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the _____

County of Douglas , State of Nevada, bounded and described as follows:

Lot 103, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on March 31, 1969. A.P.N. 37-311-04

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hand s this 8th day of June , 19 86 .

STATE OF NEVADA

COUNTY OF Douglas

SS

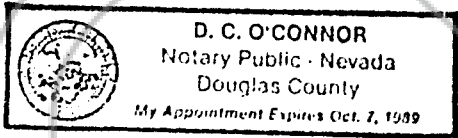
Bruce H. Sagers
Bruce H. Sagers

Tommie Sagers
Tommie Sagers

On July 8, 1986 personally appeared before me, a Notary Public, Bruce H. Sagers and Tommie Sagers

who acknowledged that he y executed the above instrument.

D. C. O'Connor
Notary Public



ORDER NO. _____
ESCROW NO. 40320 MCA

WHEN RECORDED MAIL TO:
Nix
PO Box 252
Wellington, W. 89444

The grantor(s) declare(s):
Documentary transfer tax is \$ 16.50
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
Nix
PO Box 252
Wellington, W. 89444

FOR RECORDER'S USE

REQUESTED BY
LAWYERS TITLE
IN OFFICE OF RECORDS OF
DOUGLAS COUNTY, NEVADA

'86 AUG 18 AIO:13

SUBMITTED BY _____
RECORDED
\$ 5.00 PAID Bh DEPUTY **139220**

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
CARSON CITY OFFICE: 303 EAST PHOENIX STREET, CARSON CITY, NEVADA 89701, TELEPHONE (702) 882-4577
LAKE TAHOE OFFICE: MOUND HILL PROFESSIONAL BUILDING, P. O. BOX 55, ZEPHYR COVE, NEVADA 89448, TELEPHONE (702) 598-8874