

Order No. _____

Escrow No. _____

Documentary Transfer Tax \$ 3.30

Computed on full value of property conveyed; or

Computed on full value less liens and encumbrances remaining thereon at time of transfer.

Under penalty of perjury: J. Lawrence

By: Flowers Escrow Co. Signature of declarant or agent determining tax. Firm name

✓ WHEN RECORDED, MAIL TO:
 Flowers Escrow Co.
 P.O. Box 60208
 Reno, NV 89506

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SIGVARD J. NIELSEN and THELMA W. NIELSEN, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to BERT WADE

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

Lots 71 and 72 as shown on the map of LAKEWOOD KNOLLS SUBDIVISION, Douglas County, Nevada, filed in the office of the County Recorder of Douglas County, Nevada, on May 29, 1958.

TOGETHER WITH an easement for vehicular and pedestrian ingress to and egress from said Lots 71 and 72 over that portion of Lot 84 of said Lakewood Knolls that consists of a strip of land having a uniform width of 15 feet contiguous to and for the entire length of the boundary line between Lots 84 and 83 in said Lakewood Knolls and being contiguous to Sunset Court for its full width at one end and contiguous to Lots 71 and 72 for their full widths at the other end.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated April 27, 1988

Sigvard J. Nielsen
 SIGVARD J. NIELSEN

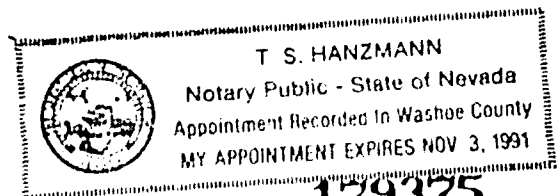
Thelma W. Nielsen
 THELMA W. NIELSEN

STATE OF NEVADA)
 : ss.
 County of Washoe)

On April 27, 1988 personally appeared before me, a Notary Public, Sigvard J. Nielsen and Thelma W. Nielsen

who acknowledged that they executed the above instrument.

T. S. Hanzmann
Notary Public



179375 1748 (2/71)

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COPY

REQUESTED BY
Helen E. ...
IN OFFICIAL RECORDS OF
CLARK COUNTY, NEVADA

'88 JUN -6 A11 :10

WYANNE BEAUDREAU
RECORDER
Leo PAID DEPUTY

179375

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