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ANN 21-260-25

CO-EXECUTORS' GRANT DEED

THIS INDENTURE, made this 28th day of FEBRUARY, 1990, by and between JOHN P. BRIEGLEB and GUIDO CASADEI, Co-Executors of the Estate of GARY LEONARD NUNES, deceased, hereinafter referred to as "Grantors", parties of the first part, and JOHN P. BRIEGLEB and GUIDO CASADEI, Trustees, party of the second part, hereinafter referred to as "Grantees",

W I T N E S S E T H:

WHEREAS, GARY LEONARD NUNES died a resident of the State of California, on or about the 15th day of January, 1989, in Carson City, Nevada, and the administration of decedent's estate in the State of Nevada was commenced on June 5, 1989; and

WHEREAS, GARY LEONARD NUNES died leaving real property in the State of Nevada, hereinafter described; and

WHEREAS, JOHN P. BRIEGLEB and GUIDO CASADEI were appointed Co-Executors of the estate of GARY LEONARD NUNES on the 11th day of July, 1989, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Washoe, in Case Number P-21512, and ever since that time have been, and now are, the duly appointed, qualified and acting Co-Executors of the Estate of GARY LEONARD NUNES, deceased; and

WHEREAS, the said hereinafter described property is situate in the State of Nevada, and is the only real property in the State of Nevada belonging to GARY LEONARD NUNES; and

WHEREAS, on the 13th day of FEBRUARY, 1990, the Ninth Judicial District Court of the State of Nevada, in

1 and for Douglas County, after a hearing thereon, granted the
2 Petition for Distribution confirming the distribution of the
3 Estate of GARY LEONARD NUNES', one-half ($\frac{1}{2}$) interest in the
4 hereinafter described real property to the party of the second
5 part, JOHN P. BRIEGLEB and GUIDO CASADEI, Grantees. The real
6 property was held by GARY LEONARD NUNES and SUZANNE CAROL
7 NUNES, as Joint Tenants; however, GARY LEONARD NUNES and
8 SUZANNE CAROL NUNES executed on December 13, 1975, an Agreement
9 and Declaration whereby each of them declared their joint
10 tenancy property as community property and retained the right
11 to make a testamentary disposition of his or her one-half ($\frac{1}{2}$)
12 interest in the community property. See, Exhibit "B" attached
13 hereto and incorporated by reference herein.

14 NOW, THEREFORE, in consideration of the sum of TEN
15 DOLLARS (\$10.00), and by order of said Court, parties of the
16 first part, Grantors, do by these presents hereby grant,
17 distribute, transfer, and convey to the party of the second
18 part, Grantees, and to their heirs and assigns forever, all
19 that certain lot, piece or parcel of land situated in Douglas
20 County, State of Nevada, known as 1689 Chowbuck, and more
21 particularly described on Exhibit "A" attached hereto.

22 TOGETHER WITH the tenements, hereditaments, and
23 appurtenances thereunto belonging or in anywise appertaining,
24 and the reversion and reversions, remainder and remainders,
25 rents, issues and profits thereof.

26 ///

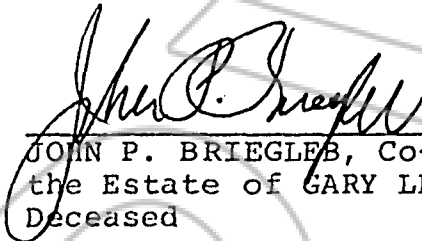
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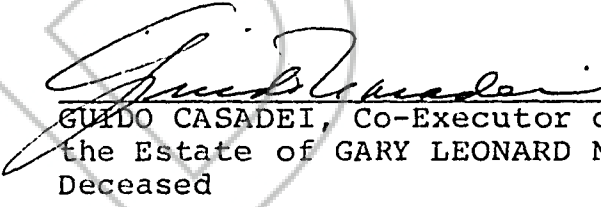
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TO HAVE AND TO HOLD, the said premises, together with
the appurtenances unto the said party of the second part,
Grantees, and to their heirs and assigns forever.

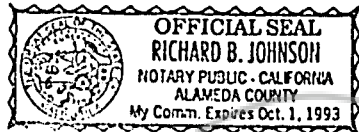
IN WITNESS WHEREOF, the parties of the first part
have hereunto set their hands and seals the date hereinbefore
mentioned.


JOHN P. BRIEGLER, Co-Executor of
the Estate of GARY LEONARD NUNES,
Deceased


GUIDO CASADEI, Co-Executor of
the Estate of GARY LEONARD NUNES,
Deceased

1 STATE OF CALIFORNIA)
 : ss.
2 COUNTY OF ALAMEDA)

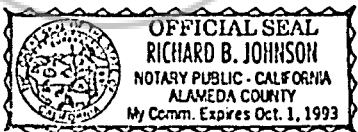
3 On this 28th day of February, 1990, personally
4 appeared before me, a Notary Public in and for said County and
5 State, JOHN P. BRIEGLER, Co-Executor of the Estate of GARY
6 LEONARD NUNES, deceased, who acknowledged to me that he
7 executed the foregoing Co-Executor's Deed as such Co-Executor
8 pursuant to authority granted to him by order of the Ninth
9 Judicial District Court of the State of Nevada in and for the
10 County of Douglas.



Richard B. Johnson
NOTARY PUBLIC

16 STATE OF CALIFORNIA)
 : ss.
17 COUNTY OF ALAMEDA)

18 On this 28th day of February, 1990, personally
19 appeared before me, a Notary Public in and for said County and
20 State, GUIDO CASADEI, Co-Executor of the Estate of GARY LEONARD
21 NUNES, deceased, who acknowledged to me that he executed the
22 foregoing Co-Executor's Deed as such Co-Executor pursuant to
23 authority granted to him by order of the Ninth Judicial
24 District Court of the State of Nevada in and for the County of
25 Douglas.



Richard B. Johnson
NOTARY PUBLIC

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EXHIBIT "A"

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

The Westerly 264 feet of the N 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 35, and the N 1/2 of the Westerly 264 feet of the S 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM: The Northerly and Westerly 25 feet for roadway purposes as set forth in document from Walter A. Downs, Sr. and wife, to the County of Douglas, dated March 22, 1965, recorded June 9, 1966, in Book 41 of Official Records, page 197 as Document No. 32490.

AGREEMENT AND DECLARATION

* * *

We, the undersigned, GARY L. NUNES and SUZANNE CAROLE NUNES, his wife, do hereby agree and declare:

That we are husband and wife, having married in the City of Hayward, County of Alameda, State of California, on the 2nd day of July, 1966, and that ever since that date we have been and now are husband and wife; that we now reside at 192 La Questa Drive, Danville, California.

That all property, real and personal, which we now own or may have owned since our marriage, or which we may hereafter acquire, whether said property stands of record in our names individually, in common, or as joint tenants is community property in accordance with and defined by Section 5105 of the Civil Code of the State of California; that all property standing in our names as joint tenants or which may hereafter stand in our names as joint tenants has been and will be so held by us for convenience only and it was not and is not our intention thereby to change the community character of said property.

That each of the undersigned retains the right to make a testamentary disposition of his or her one-half of their community property regardless as to the nature or type of the title of record to said properties.

Signed at Hayward, California, this 13th day of December, 1975.

Gary L. Nunes
Suzanne Carole Nunes

WITNESSES:

John R. Knight
Marilyn V. Garcia

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COPY

REQUESTED BY
Allison MacKenzie
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 MAR -7 P1:59

SUZANNE BEAUDREAU
RECORDER

221455

\$11⁰⁰ PAID: *Bh* DEPUTY

BOOK 390 PAGE 782

LAW OFFICES
ALLISON, MacKENZIE,
HARTMAN, SOUMBENIOTIS
& RUSSELL, LTD.
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Carson City, NV 89701