

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

MICHELE M. WAGNER, A MARRIED WOMAN

in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

ALEXANDER R. WAGNER AND MICHELE M. WAGNER, HUSBAND AND WIFE AS COMMUNITY PROPERTY 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 23, BLOCK A, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.

APN 27-491-01

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 my hand this 8TH day of SEPTEMBER, 1993.

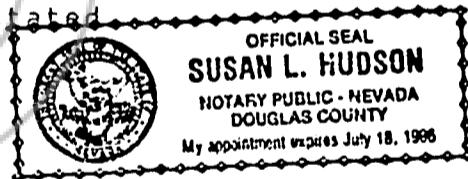
Michele M. Wagner
MICHELE M. WAGNER

STATE OF NEVADA)
) : SS
COUNTY OF DOUGLAS)

On September 8, 1993, personally appeared before me, a Notary Public, Michele M. Wagner

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated

Susan L. Hudson
Notary Public
Susan L. Hudson



✓ WHEN RECORDED MAIL TO:
ALEXANDER R. WAGNER
1587 5TH GREEN COURT
GARDNERVILLE, NV 89410

The Grantor(s) declare(s): #5
Document Transfer Tax is \$0.00
(X) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
AS SHOWN ABOVE

REQUESTED BY:
Alexander Wagner
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
by *Leslie Label*
93 OCT 19 P2:56

320574

BK 1093 PG 3484

SUZANNE BEAUBREAU
RECORDER
\$7.00 PAID *Ka* DEPUTY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That ^{we} ~~I~~ William L. Halfhill and Tracey E. Halfhill
of the City of Twin Falls, County of Twin Falls
State of Idaho, have made, constituted and appointed, and by these presents do make, constitute and appoint
Armon J. Dedmon

....., my true and lawful attorney for me in my name, place and stead, and for my use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever as are now, or shall hereafter become, due, owing, payable or belonging to me, and have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, arrests or otherwise, and to compromise and agree for the same, and acquittances, or other sufficient discharges for the same, for me, and in my name, to make, seal and deliver; to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments and accept seizin and possession of all lands and all deeds and other assurances, in the law therefor, to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions, and under such covenants as he shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothecate and in any and every way and manner do in and with goods, wares and merchandise, chosen action and other property in possession or in action, to make, do and transact all and every kind of business of what nature or kind soever, and also for me and in my name, and as my act and deed, to sign, seal, execute, deliver and acknowledge such deeds, leases and assignments of leases, covenants, indentures, agreements, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfactions of mortgages, judgments and other debts, and such other instruments in writing of whatever kind and nature that may be necessary or proper in the premises.

Giving and Granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my said attorney, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of these presents.

WITNESS my hand this 5 day of February, 1991

Witness

William L. Halfhill
Tracey E. Halfhill

STATE OF IDAHO }
County of Twin Falls } ss:

On this 5 day of February, 1991, before me, the undersigned, a notary public in Tracey Halfhill, husband and wife and for said State, personally appeared William L. Halfhill and, known to me to be the person whose names ^{are} subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

SEAL

Shane L. Lund
Notary Public for State of Idaho

Residing at Twin Falls, Idaho, therein.
My Commission Expires: 3-5-1993

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BK 1093PG3485