

RPTT # 473. <sup>85</sup>

Order No. \_\_\_\_\_

Escrow No. X71180 (uu)

WHEN RECORDED, MAIL TO:

Mr. & Mrs. James Granzella  
1260 Lincoln Circle  
Zephyr Cove, NV 89448  
(Mail per statement to same)

71544427012

Space above this line for recorder's use

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LOUIS J. PHILLIPS AND SANDRA H. PHILLIPS, TRUSTEES OF THE PHILLIPS FAMILY TRUST, DATED APRIL 21, 1992.

do(es) hereby

GRANT, BARGAIN and SELL to JAMES W. GRANZELLA and BEVERLY J. GRANZELLA, husband and wife, as joint tenants,

as joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of DOUGLAS, State of Nevada, described as follows:

Lot 71, as shown on the map of NORTH LAKERIDGE and Revised Plat of portion of LAKERIDGE ESTATES NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on August 29, 1960, in Book 1 of Maps.

EXCEPTING THEREFROM real property conveyed by WILLIAM B. ETHRIDGE and ALYCE S. ETHRIDGE, his wife, as joint tenants, to the State of Nevada, by instrument Recorded August 4, 1970, in Book 78 of Official Records at Page 164, as Document No. 48949, Douglas County, Nevada

APN 03-171-07

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.

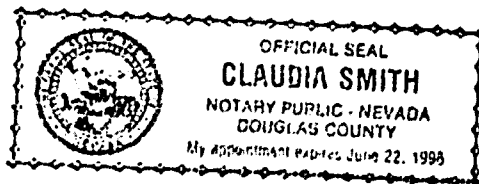
Dated 4/19/93

Louis J. Phillips, Jr.  
LOUIS J. PHILLIPS, Trustee  
Sandra H. Phillips  
SANDRA H. PHILLIPS, Trustee

STATE OF NEVADA )  
County of Douglas ) : ss.

On April 19, 1993 personally appeared before me, a notary public, Louis J. & Sandra H. Phillips, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Claudia Smith  
(Signature)



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COPY

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'93 DEC -9 P3:36

SUZANNE LAUDREAU  
RECORDER

sd 800 PAID kg DEPUTY

**324614**

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