

✓ **RECORDING REQUESTED BY:**

**Mr. and Mrs. John H. Ward  
3681 Sandstone Drive  
Wellington, NV 89444**

**WHEN RECORDED, MAIL TO:  
SAME AS ABOVE**

**MAIL TAX STATEMENTS TO:**

**Mr. and Mrs. John H. Ward  
3681 Sandstone Drive  
Wellington, NV 89444**

*RPTT # 8*

**GRANT DEED**

We, JOHN H. WARD AND BILLIE J. WARD, husband and wife, hereby grant all of our right, title, and interest in said property to JOHN H. WARD AND BILLIE J. WARD, Trustees of THE JOHN H. WARD AND BILLIE J. WARD FAMILY TRUST created U/D/T dated 4-5-94, 1994, F/B/O The Ward Family, to be held and administered as community property, whose Trustees are, at the time of recording, JOHN H. WARD AND BILLIE J. WARD, whose successors and appointees are also named in that instrument known as the CERTIFIED EXTRACT OF TRUST AGREEMENT of said trust agreement, further identified as EXHIBIT A, attached hereto and made a part hereof.

**DESCRIPTION OF PROPERTY CONVEYED**

All that real property situated in the County of Douglas, State of Nevada, as described in EXHIBIT B (LEGAL DESCRIPTION), attached hereto and made a part hereof.

4-5-94, 1994.  
Dated

*John H. Ward*  
JOHN H. WARD

*Billie J. Ward*  
BILLIE J. WARD

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State of Nevada )  
 ) ss.  
County of Washoe )

On this 5<sup>th</sup> day of April, in the year 1994, before me, the undersigned, a Notary Public, appeared JOHN H. WARD AND BILLIE J. WARD, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS MY OFFICIAL SEAL

Kathy Blattman  
Notary Public, State of Nevada



COOPER

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**EXHIBIT A**  
**CERTIFIED EXTRACT OF TRUST AGREEMENT**  
**THE JOHN H. WARD AND BILLIE J. WARD FAMILY TRUST**

State of Nevada        )  
                                  ) ss.  
County of Washoe     )

**THE UNDERSIGNED, being duly sworn, depose and certify:**

1. That JOHN H. WARD, social security number ██████████6984, and BILLIE J. WARD, social security number ██████████1873, as Grantors and Trustees, executed a Declaration of Trust, and that said Declaration of Trust is not of record in any court. Said Declaration of Trust is entitled THE JOHN H. WARD AND BILLIE J. WARD FAMILY TRUST, U/D/T created 4-5-94, 1994.

2. That the present beneficiaries under the terms of said Declaration of Trust are the Grantors so long as one or both are living and the Grantors' beneficiaries as designated in the Declaration of Trust.

3. That the power and authority of the Trustees with respect to the trust property include, by way of illustration, the following.

A. To apply for and receive life insurance on the life of any person; to accept the ownership and beneficial interest of responsibility as to the payment of premiums. The insuring companies have no responsibility as to the payment of premiums, The insuring companies have no responsibility other than to pay the proceeds of the policies to the named beneficiary and are not required to examine the Declaration of Trust at any time;

B. To sell, convey, lease, exchange, abandon, pledge for security, and exercise all the rights, powers and privileges which an absolute owner of the same property would have regarding any property, which in his or her discretion the Trustee chooses to receive subject to this Declaration of Trust and subject to Applicable Nevada Law with respect to community property of the Grantors;

C. To open bank accounts, to borrow money with or without security, to receive all dividends, interest, and other income, and to compromise and settle claims. To purchase, sell or retain stocks, securities, mutual funds, mortgages and other investments. Any, and all bank accounts, including checking and savings accounts, established in the name of any trust established by the Declaration of Trust by the Trustee, shall be subject to withdrawal, and all checks, drafts, and other obligations of the Trust shall be honored by said depositories upon the signature of either Trustee.

The banking institution that establishes accounts pursuant to this paragraph is advised that there is nothing in the Declaration of Trust that requires the banking institution to exercise any discretion other than that required in normal banking procedures;

D. To exercise without notice, hearing, confirmation or approval of any Court, each and every power (Trustee's powers) of the Applicable Nevada Law in effect at the date of this agreement unless otherwise stated in this Declaration of Trust;

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E. Trustees have the specific power to buy, sell and trade in securities of any nature on margin, or otherwise, including options, commodities and short sales and for such purpose may maintain and operate brokerage accounts with brokers.

4. Grantors are empowered to designate Trustees and Successor Trustees, and have appointed themselves as Trustees; however, should either one of them become unable because of death, incapacity, or any other cause to serve as Trustee, the Declaration of Trust names the other to act. Should both become unable because of death, incapacity, or any other cause to serve as Trustee, this Declaration of Trust names GERI LYNN SEARS AND LAURIE WARD BAILEY as Co-Successor Trustees. If either GERI LYNN SEARS or LAURIE WARD BAILEY become unable because of death, incapacity, or any other cause to serve as Co-Successor Trustee, the Declaration of Trust names the remaining Co-Successor Trustee to serve solely as Alternate Successor Trustee.

The Grantors reserve the right to appoint other Trustees or Successor Trustees and to remove any Trustee or Trustees from office at any time while they both shall live. Unless otherwise stated in writing by the Grantors, the Trustees and successor Trustees of the Declaration of Trust shall be considered to be those mentioned above.

5. That enumeration of certain powers of the Trustee shall be interpreted neither in derogation of any right of the Trustee under the law nor, as restricting the discretion a prudent person would use in the management of property held for the benefit of others; such enumeration shall not limit its general powers in dealing with third persons, the Trustee being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

  
\_\_\_\_\_  
JOHN H. WARD

  
\_\_\_\_\_  
BILLIE J. WARD

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day of April 1994, by JOHN H. WARD AND BILLIE J. WARD, who personally appeared before me and known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for said  
County and State



KATHY BLATTMAN  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
MY APPOINTMENT EXPIRES JUNE 17, 1997

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**EXHIBIT B - LEGAL DESCRIPTION**

**APN: 37-303-05**

**The following described real property in the County of Douglas, State of Nevada:**

**Lot 131, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.**

**TOGETHER WITH all and singular the lands, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof.**

**END OF EXHIBIT B - LEGAL DESCRIPTION**

REQUESTED BY  
*Michael Gregg*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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SUZANNE BLAUDREAU  
RECORDER  
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