

RECORDING REQUESTED BY:

Mrs. Shirlee L. Jacobs
1404 S. Riverview Drive
Gardnerville, NV 89410

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

MAIL TAX STATEMENTS TO:

Mrs. Shirlee L. Jacobs
1404 S. Riverview Drive
Gardnerville, NV 89410

GRANT DEED

R.P.T.T. \$ #8

We, CHARLES S. JACOBS and SHIRLEE L. JACOBS, husband and wife, and SCOTT JACOBS, a single man, hereby grant all of our right, title, and interest in said property to SHIRLEE L. JACOBS, Trustee of THE JACOBS FAMILY TRUST created U/D/T dated March 25, 1994, F/B/O the Jacobs Family, to be held and administered as the community property of Charles S. Jacobs and Shirlee L. Jacobs. The Trustee is, at the time of recording, SHIRLEE L. JACOBS, 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.

April 8, 1994.
Dated

Charles S. Jacobs by
Shirlee L. Jacobs, Guardian
CHARLES S. JACOBS by SHIRLEE L.
JACOBS as Guardian of Charles S. Jacobs

Shirlee L. Jacobs
SHIRLEE L. JACOBS

Scott Jacobs
SCOTT JACOBS

334920

BK 0494 PG 2 | 1 |

State of Nevada)
) ss.
County of Washoe)

On this 8th day of April, 1994, before me, the undersigned, a Notary Public, appeared SHIRLEE L. JACOBS, individually, and as Guardian of Charles S. Jacobs, and SCOTT JACOBS, 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



COOPY

334920

BK0494PG2112

EXHIBIT A
CERTIFIED EXTRACT OF TRUST AGREEMENT
THE JACOBS FAMILY TRUST

State of Nevada)
) ss.
County of Washoe)

THE UNDERSIGNED, being duly sworn, depose and certify:

1. That CHARLES S. JACOBS, an adult ward, by and through SHIRLEE L. JACOBS, his Guardian under Letters of General Guardianship issued August 7, 1984, and SHIRLEE L. JACOBS, as Grantors and SHIRLEE L. JACOBS as Trustee, 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 JACOBS FAMILY TRUST, U/D/T created March 25, 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;

334920
BK 0494 PG 2 | 13

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 SHIRLEE L. JACOBS as Primary Trustee of the Trust. In the event that CHARLES S. JACOBS is the first of the grantors to die, SHIRLEE L. JACOBS is designated as successor trustee. In the event that SHIRLEE L. JACOBS is the first of the grantors to die, SCOTT C. JACOBS is designated as the successor trustee of the trust. In the event that SHIRLEE L. JACOBS dies first and SCOTT C. JACOBS is unable or unwilling to act as successor trustee, we constitute and appoint ANTIONETTE JACOBS as successor trustee to serve with all rights and responsibilities given to the original 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.

*Charles S. Jacobs by
Shirlee L. Jacobs, Guardian*
CHARLES S. JACOBS by Shirlee L. Jacobs as
Guardian of Charles S. Jacobs

Shirlee L. Jacobs
SHIRLEE L. JACOBS

SUBSCRIBED AND SWORN to before me this 25th day of March 1994, by SHIRLEE L. JACOBS, as Guardian of Charles S. Jacob, and individually, who personally appeared before me and known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name(s) are subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Kathy Blattman
Notary Public in and for said
County and State



334920

BK 0494 PG 2 | 14

EXHIBIT B - LEGAL DESCRIPTION

APN: 25-372-08:

Township 13 North, Range 20 East, Section 33, Lot 36 as shown on the map of **KINGSLANE UNIT NO. 2**, filed in the office of the County Recorder of Douglas County, Nevada, on December 20, 1971.

APN: 25-372-07:

Township 13 North, Range 20 East, Section 33, Lot 39 as shown on the map of **KINGSLANE UNIT NO. 2**, filed in the office of the County Recorder of Douglas County, Nevada, on December 20, 1971.

APN: 25-372-12:

Township 13 North, Range 20 East, Section 33, Lot 43 as shown on the map of **KINGSLANE UNIT NO. 2**, filed in the office of the County Recorder of Douglas County, Nevada, on December 20, 1971.

SUBJECT, HOWEVER, to covenants, conditions and restrictions contained in Declaration of Restrictions recorded December 20, 1971, in the office of the County Recorder of Douglas County, Nevada, under Document No. 55959, and amended January 5, 1973 in Book 173, Page 119, Official Records of Douglas County, Nevada.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

END OF EXHIBIT B - LEGAL DESCRIPTION

REQUESTED BY
Michael Gregg
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'94 APR 12 AM 11:11

334920

BK 0494 PG 2115

SUZANNE BLANCHARD
RECORDER
\$11.00 PAID *K2* DEPUTY