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ORDER NO: 129503ACCM

STEWART TITLE OF DOUGLAS COUNTY  
GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

DEBRA A. WELLMAN, An Unmarried 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

DEBRA ANN WELLMAN, TRUSTEE of The DEBRA ANN WELLMAN TRUST, dated November 10, 1992, as amended.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

ASSESSORS PARCEL NUMBER 05-212-40

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 18 day of Jan, 1996.

Debra A. Wellman  
DEBRA A. WELLMAN

STATE OF \_\_\_\_\_ )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, personally appeared before me, a Notary Public, \_\_\_\_\_

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.

\_\_\_\_\_  
Notary Public

WHEN RECORDED, MAIL TO:  
  
DEBRA ANN WELLMAN  
216 VIKING PLACE  
DANVILLE, CA 94526

The Grantor(s) declare(s): #8  
Document Transfer Tax is \$0.00  
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:  
as shown above

**380609**  
**BK0296PG0797**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

California

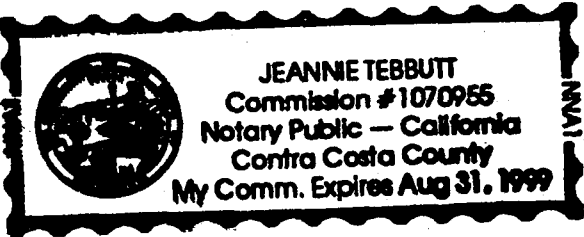
State of \_\_\_\_\_

County of Contra Costa

On January 18<sup>th</sup> before me, Jeannie Tebbutt  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Debra A. Wellman  
Name(s) of Signer(s)

personally known to me - **OR** -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jeannie Tebbutt  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Bargain + Sale Deed

Document Date: Jan. 18, 1996 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

**SEAL**

Signer's Name: Debra A. Wellman

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

PARCEL NO. 1 .

Lot 91, as shown on the official plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessor's Parcel No. 05-212-40

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility service, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions, and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 FEB -6 A10:20

LINDA SLATER  
RECORDER

\$ 9.00 PAID *KJ* DEPUTY

380609

BK0296PG0799