

WHEN RECORDED MAIL TO:
JAMES G. GARDNER
3377 LAKE TAHOE BLVD, SUITE 1
SO LAKE TAHOE, CA 96150

Order No.
Escrow No.
R.P.T.T. *Ø*
Based on full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged
GEORGE PERUSITS, TRUSTEE OF THE GEORGE E. PERUSITS TRUST

(GRANTOR),
does hereby grant, bargain, sell, and convey to JAMES G. GARDNER, a
married man as his sole and separate property

(GRANTEE),
all that real property in the County of Douglas, State of Nevada,
being Assessor's Parcel Number 27-782-03, specifically described as:

Lot 55, in Block C, as shown on the FINAL MAP OF PLEASANTVIEW PHASE III,
filed for record in the office of the County Recorder of Douglas County,
State of Nevada, on December 4, 1992, in Book 1292, Page 815, as Document
No. 294729.
A.P.N. 27-782-03

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.

Dated February 29, 1996

George Perusits, Trustee
GEORGE PERUSITS, TRUSTEE

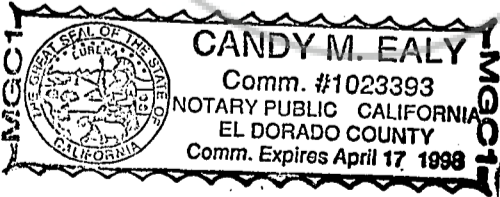
STATE OF ~~NEVADA~~ *California*)
County of *El Dorado*) SS.

This instrument was acknowledged
before me on *2/29/96*
by *George Perusits, Trustee*

MAIL TAX STATEMENT TO:
SAME AS ABOVE

FOR RECORDER'S USE

Candy M. Ealy
Notary Public



REQUESTED BY
James Gardner
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 MAR -1 P12:53

LINDA SLATER
RECORDER

700 PAID *kg* DEPUTY

382439

BK0396PG0105