

AP# 27-642-17

When Recorded Mail to:
James E. and Brenda L. Breeden
936 Tillman Lane
Gardnerville, NV 89410

Title Order No. 96050972
Escrow No. 96673JJ
R.P.T.T. exempt #5


GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES E. BREEDEN, a married man, does hereby GRANT, BARGAIN and SELL to JAMES E. BREEDEN and BRENDA L. BREEDEN, husband and wife as joint tenants, with right of survivorship, the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 10, Block B, as said lot and block are shown on the Amended Map of RANCHOS ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.

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.

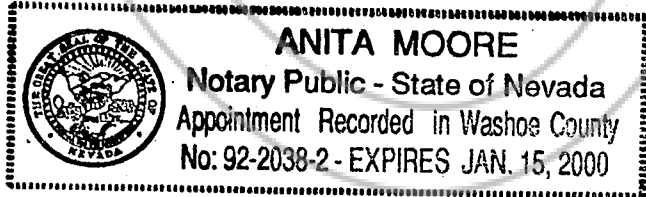
Dated this 30'th day of May, 1996.


James E. Breeden

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)


This instrument was acknowledged before me this 30' day of May, 1996 by JAMES E. BREEDEN.


Notary Public


ANITA MOORE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-2038-2 - EXPIRES JAN. 15, 2000

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

'96 JUN -7 10:16

LINDA SLATER
RECORDER
PAID  DEPUTY

389503

BK0696PG0946