

RECORDING REQUESTED BY )  
BRADLEY B ANDERSON )  
294 East Moana Lane, Suite B25 )  
Reno, NV 89502 )  
WHEN RECORDED MAIL TO: )  
Same as Above )  
MAIL TAX STATEMENTS TO: )  
ROBERT E. RIGGINS )  
ALMA S. RIGGINS )  
1420 Eagle Mountain Road )  
Wellington, NV 89444 )

GRANTEES:  
ROBERT E. RIGGINS  
ALMA S. RIGGINS  
1420 Eagle Mountain Road  
Wellington, NV 89444

RPT. # 8

Warranty Deed

APN: 37-471-02  
1420 Eagle Mountain Road

This warranty deed is made on JUL 02 1997 by ROBERT E. RIGGINS and ALMA S. RIGGINS of 1420 Eagle Mountain Road, City of Wellington, County of Douglas, State of Nevada, referred to as grantors, and ROBERT E. RIGGINS and ALMA S. RIGGINS, Trustees, or their successors in trust, under the RIGGINS LIVING TRUST DATED JUL 02 1997, and any amendments thereto, as described on that Certificate of Trust attached hereto as Exhibit A, grantees.

Grantor, for and in consideration of the sum of -0- dollars (-0-) to grantor in hand paid by grantee, the receipt of which is acknowledged, by these presents grants, bargains, and sells to grantee, grantee's heirs, and assigns forever, all that lot, piece, or parcel of land situate, lying, and being in the County of Douglas, State of Nevada, and more particularly described in the legal description on Exhibit B, attached hereto.


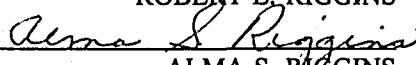
Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of such property.

To have and to hold all and singular the described property, together with the appurtenances, to grantee, and to grantee's heirs and assigns forever. Grantor warrants, for grantor, grantor's heirs, executors, and administrators, that grantor has not conveyed the described property, or any right, title, or interest in such property, to any person other than grantee, and that the described property is free from encumbrances, done, made, or suffered by grantor, or any person claiming under grantor.

Grantor and grantor's heirs, executors, and administrators, will and shall warrant and defend the described property conveyed and the appurtenances appertaining to such property to grantee, grantee's heirs, and assigns, against the lawful claims of any and all person and persons whomsoever.

In witness whereof, grantor has set grantor's hand on the day and year first written above.

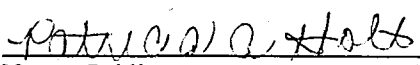
Date: JUL 02 1997

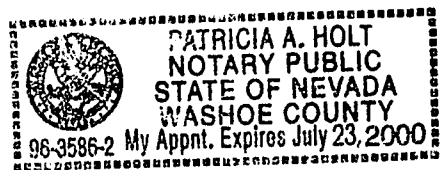
  
ROBERT E. RIGGINS  
  
ALMA S. RIGGINS

STATE OF NEVADA )  
SS )  
COUNTY OF WASHOE )

On JUL 02 1997, before me, a Notary Public in and for said State, personally appeared ROBERT E. RIGGINS and ALMA S. RIGGINS, personally 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 to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

  
Notary Public 0416859  
BK 0797PG1512



# Certificate of Trust

The undersigned Trustors hereby certify the following:

1. This Certificate of Trust refers to the RIGGINS LIVING TRUST dated JUL 02 1997 under a revocable trust agreement executed by ROBERT E. RIGGINS and ALMA S. RIGGINS as Trustors and initial Trustees. Either Trustor while acting as Trustee may conduct business on behalf of the trust without the consent of any other Trustee.
2. The primary disability and death Trustee for ROBERT E. RIGGINS is ALMA S. RIGGINS.
3. The successor disability and death Trustee(s) for ROBERT E. RIGGINS are:
  - (1) BETTY ELIZABETH MOON
  - (2) ROBERT EARL RIGGINS, JR.
4. The primary disability and death Trustee for ALMA S. RIGGINS is ROBERT E. RIGGINS.
5. The successor disability and death Trustee(s) for ALMA S. RIGGINS are:
  - (1) BETTY ELIZABETH MOON
  - (2) ROBERT EARL RIGGINS, JR.
6. The Trustee(s) under the trust agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in trust name. All powers of the Trustee(s) are fully set forth in Article Fourteen of the trust agreement.
7. The trust has not been revoked and there have been no amendments limiting the powers of the Trustee(s) over trust property.
8. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this document regarding the Trustees and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

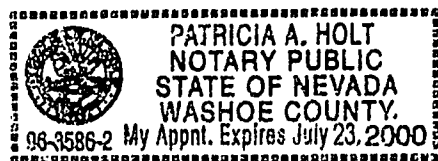
The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Washoe, Nevada on JUL 02 1997.

  
ROBERT E. RIGGINS

  
ALMA S. RIGGINS

This instrument was acknowledged before me on JUL 02 1997 by ROBERT E. RIGGINS and ALMA S. RIGGINS.

 My Commission Expires: \_\_\_\_\_  
Notary Public



0416859

BK0797PG1513

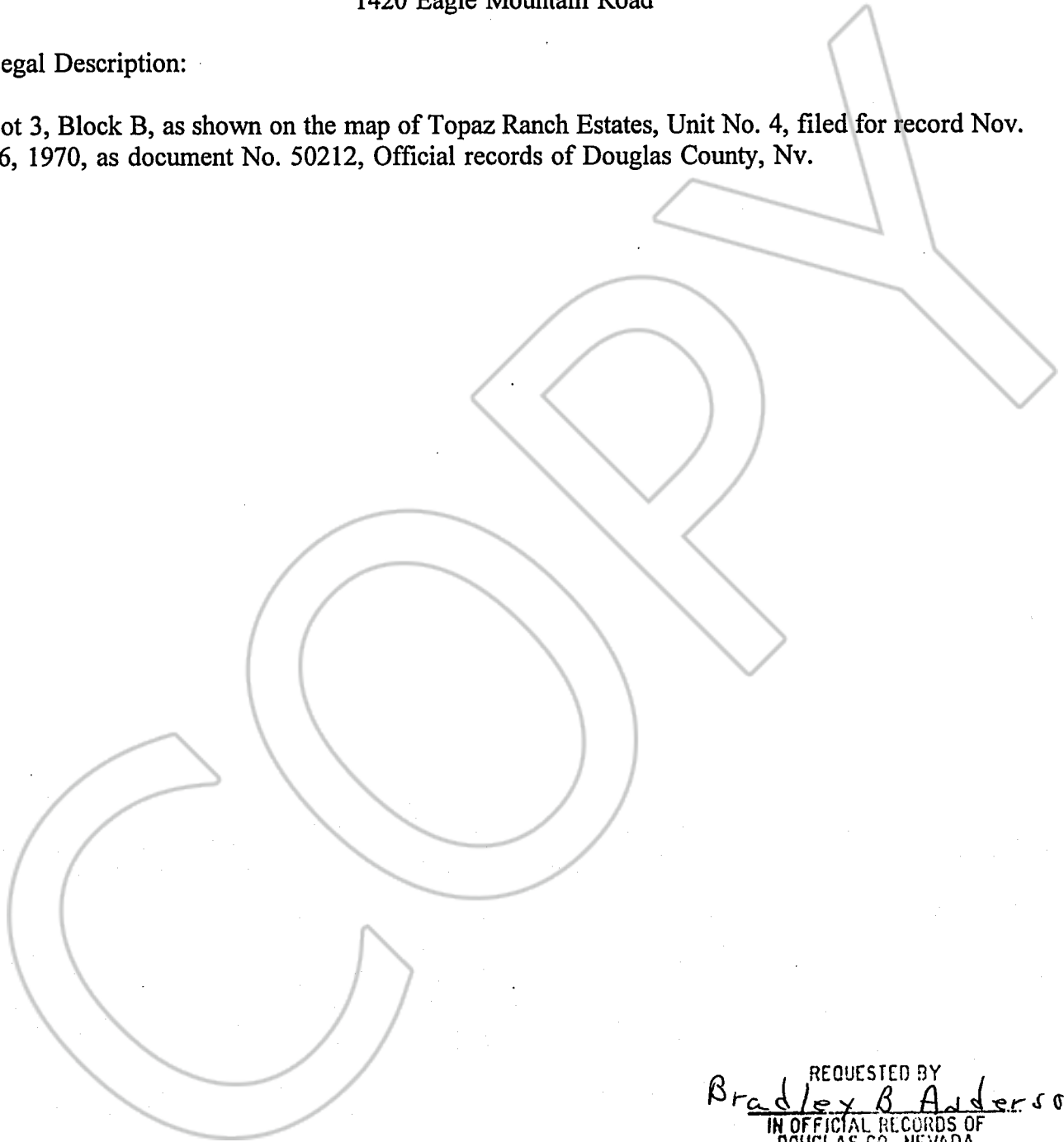
**Exhibit B**

**Deed**

APN: 37-471-02  
1420 Eagle Mountain Road

Legal Description:

Lot 3, Block B, as shown on the map of Topaz Ranch Estates, Unit No. 4, filed for record Nov. 16, 1970, as document No. 50212, Official records of Douglas County, Nv.



REQUESTED BY  
*Bradley B Anderson*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 JUL 10 AIO:24

0416859

BK0797PG1514

LINDA SLATER  
RECORDER  
\$ 9.00 PAID 2 DEPUTY