

Recording requested by and  
when recorded return to:

✓ Mr. and Mrs. Timothy R. Zasadny, Grantees  
1130 Lavender Way  
Reno, NV 89511

Mail tax statements to:  
Same as above

*R.P.T.T. #8*

## GRANT DEED

THIS INDENTURE, made the 20<sup>th</sup> day of NOVEMBER, 1997, by and between TIM R. ZASADNY, Grantor, and TIMOTHY R. ZASADNY and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY, as Trustees of THE ZASADNY FAMILY TRUST, Grantees,

### WITNESSETH:

That the said Grantor, holding title as a single man, hereby grants all of his right, title, and interest in said property to TIMOTHY R. ZASADNY and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY, Grantees, their heirs and assigns forever, to hold as Trustees of THE ZASADNY FAMILY TRUST created U/D/T November 20, 1997, whose Trustees are, at the time of recording, TIMOTHY R. ZASADNY and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY, whose successors and appointees are also named in that instrument known as the Certificate of Trust of said trust agreement, further identified as Exhibit A, attached hereto and made a part hereof, to be held and administered as their community property, all interest in and to that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, commonly known as 1679 Hwy 395, Minden, NV, described as follows:

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The Southwest one-quarter (SW ¼) of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeast corner of Parcel "C" as shown on the Parcel Map for Keith and Martha E. Cornforth as recorded in Book 874, Page 608, as Document No. 74862, Douglas County, Nevada, Recorder's Office, THE POINT OF BEGINNING; thence along the Northerly right-of-way line of U.S. 395 North 63°25'09" West, 81.00 feet; thence along the Westerly line of said Parcel "C", North 27°44'31" East, 272.78 feet; thence along the Northerly line of said Parcel "C" South 61°59'00" East, 145.52 feet; thence along the Easterly line of said Parcel "C"; thence South 01°58'00" East, 70.68 feet; thence South 63°25'00" East, 10.40 feet to the Northeasterly corner of APN 25-030-05 as recorded in Book 288, Page 4181, as Document No. 173392; thence South 01°58'00" West 235.66; thence North 63°25' West, 24.19 feet; thence North 01°58' West, 235.66 feet to the Southerly line of said Parcel "C"; thence along said line North 63°25'00" West, 69.98 feet; thence South 26°35'00" West, 207.00 feet; thence North 63°25'00" West, 20.00 feet to the POINT OF BEGINNING.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Grantees, as their community property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

  
TIM R. ZASADNY

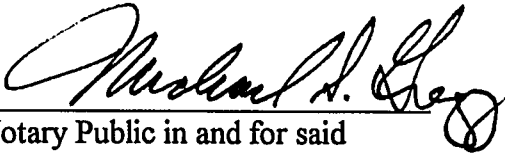
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STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

On this 20TH day of November 1997, before me, the undersigned, a Notary Public, appeared TIMOTHY R. ZASADNY, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS MY OFFICIAL SEAL



Notary Public in and for said  
County and State



Law Offices of  
Michael S. Gregg, A Professional Corporation  
416 Ridge Street, Reno, Nevada 89501  
702-322-8746

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**EXHIBIT "A"**

**CERTIFICATE OF TRUST**

STATE OF NEVADA )  
 ) SS:  
COUNTY OF WASHOE )

**THE UNDERSIGNED GRANTORS HEREBY CERTIFY THE FOLLOWING:**

1. This Certificate of Trust relates to THE ZASADNY FAMILY TRUST (the "Trust") created by trust agreement (the "Trust Agreement") executed by TIMOTHY R. ZASADNY and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY. This Declaration of Trust was executed on the 20<sup>th</sup> day of November, 1997, at Reno, Nevada. This Declaration of Trust is revocable by the Grantors.
2. The names of the Grantors are TIMOTHY R. ZASADNY and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY.
3. The names of each original trustee are TIMOTHY R. ZASADNY, social security number [REDACTED] 4465, and DEAUN R. SPERLING, also known as DEAUN R. ZASADNY, social security number [REDACTED] 0528.
4. The name and address of each trustee empowered to act under the Trust Agreement at the time of the execution of this Certificate of Trust is:  
  
Primary: TIMOTHY R. ZASADNY and DEAUN R. SPERLING,  
also known as DEAUN R. ZASADNY  
1130 Lavender Way, Reno, NV 89511  
  
Successor: RONALD ZASADNY  
102 Elm St., Prospect Heights, IL  
  
Alternate: RENEE SPERLING  
39082 Ocotillo Dr., Palmdale, CA 93550
5. The trustees are authorized without limitation by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property, and to sell upon deferred payments.
6. The Trust Agreement has not been revoked.

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7. The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property.

*Timothy R. Zasadny*

TIMOTHY R. ZASADNY

*Deaun R. Spurling*

DEAUN R. SPURLING, also known as  
DEAUN R. ZASADNY

Subscribed and sworn to before me

this 20TH day of NOVEMBER, 1997.

*Michael S. Gregg*

Notary Public In and For  
Said County and State



This document has been prepared by  
The Law Office of Michael S. Gregg  
A Professional Corporation  
416 Ridge Street, Reno, Nevada 89501  
702-322-8746

REQUESTED BY  
*Michael S. Gregg*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER  
\$ 11.00 PAID K2 DEPUTY