

Gregory Morris, LTD
300 S. FOURTH, Suite 1200
LAS VEGAS, NV 89101

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ # 8

THIS INDENTURE WITNESSETH: That WILLIAM T. DOWNEY and NANCY LEE DOWNEY, husband and wife as joint tenants with right of survivorship, without consideration, do hereby Grant, Bargain, Sell and Convey to WILLIAM T. DOWNEY and NANCY L. DOWNEY, Trustees of THE DOWNEY FAMILY TRUST, dated June 23, 1998, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 27, as shown on the official map of PIONEER TRAIL RANCH SUBDIVISION UNIT NO. 2, recorded in the office of the County Recorder on January 27, 1972, in Book 1 of Maps, as Document No. 57534.

GRANTEES ADDRESS: William and Nancy Downey, 4662 W. Warm Springs Road, Las Vegas, NV 89118
APN: 17-112-05

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands this 23rd day of June, 1998.

William T. Downey
WILLIAM T. DOWNEY

Nancy Lee Downey
NANCY LEE DOWNEY

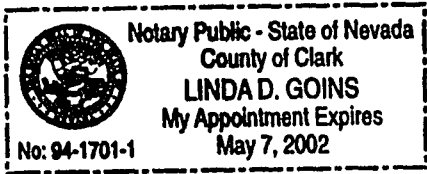
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STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 23rd day of June, 1998, before me the undersigned, a Notary Public in and for the said State, personally appeared WILLIAM T. DOWNEY and NANCY LEE DOWNEY known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Linda D. Goins
Notary Public



COOPER

When Recorded, Mail to:
WILLIAM T. DOWNEY and NANCY L. DOWNEY
4662 W. Warm Springs Road
Las Vegas, NV 89118

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EXHIBIT "A"

POWERS OF TRUSTEES

WILLIAM T. DOWNEY and NANCY L. DOWNEY, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "DOWNEY FAMILY TRUST" which was executed on June 23, 1998.

REQUESTED BY
Gregory Morris
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
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