

GRANT, BARGAIN AND SALE DEED 203548 MTD

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MONICA LYNN PHELPS an unmarried woman

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to

RUSSELL CHURCHILL and SANDRA CHURCHILL, AN UNMARRIED MAN & AN UNMARRIED WOMAN
AS JOINT TENANTS

THE UNDERSIGNED GRANTEEES HEREBY ACCEPT THE INTEREST HEREIN CONVEYED TO THEM ALL AS
JOINT TENANTS. R.C. S.C.

that property in Douglas County, Nevada,
described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

this deed is being recorded in counterpart

Dated July 1, 1998

MONICA LYNN PHELPS _____

STATE OF NEVADA
COUNTY OF _____

On _____ before me, the
undersigned, a Notary Public in and for said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Name _____
(typed or printed)

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. _____

Escrow No. 98-52-7073-SR

WHEN RECORDED MAIL TO

Name _____
Street Russell Churchill
Address 1264 Redwood Circle #1
City & State Gardnerville Nv 89410

0445935
BK0798PG7247

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* * * See "Exhibit A" attached hereto and made a part hereof. * * *

this deed is being recorded in counterpart

Dated July 1, 1998

Monica Lynn Phelps
MONICA LYNN PHELPS

STATE OF ~~NEVADA~~ NEBRASKA

COUNTY OF DOUGLAS

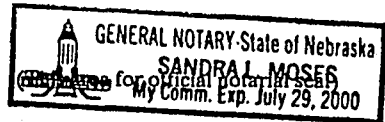
On July 23, 1998 before me, the
undersigned, a Notary Public in and for said State, personally appeared

Monica Lynn Phelps

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sandra L. Moses
Name Sandra L. Moses
(typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. _____

Escrow No. 98-52-7073-SR

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Name _____
Street Russell Churchill
Address 1264 Redwood Circle #1
City & Gardnerville NV 89410
State _____

0445935

BK0798PG.7248

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 85 in Building L, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES-1, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

COPY

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUL 31 P2:10

0445935

BK0798PG7249

LINDA SLATER
RECORDER

9.00 PAID *AS* DEPUTY

203548MTO