GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That ROBERTA JANET MORSE, a widow

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to ALBERT AUSTIN and KATHY AUSTIN, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all that real property situated in the State of Nevada, bounded and described as follows: Lot 32, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 3 filed in the Office of the County Recorder of Douglas County, of Nevada, on March 31, 1969, as Document No. 44091.

Assessors Parcel No. 37-281-02

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: September 28, 1998

ROBERTA JANET MORSE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

This instrument was acknowledged before me on SEPTEMBER 29,198 by, ROBERTA JANET MORSE

Signature

Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

MR. & MRS. AUSTIN

SAME

17017 SAN RICARDO ST.

FOUNTAIN VALLEY, CA 92708

CLARENCE J. BRANNEN Commission # 1125589 Notary Public --- California Riverside County My Comm. Expires Feb 2, 2001

(This area above for official notarial seal)



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

SEP 30 P3:31

LINDA SLATER RECORDER

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