

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

SSI PROPERTIES, a California Corporation

do(es) hereby GRANT, BARGAIN, SELL and CONVEY to

GLENN R. PHILLIPS AND SOFIA M. PHILLIPS husband and wife as Joint Tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 13-251-040, specifically described as follows:

Lot 28, Block B, as shown on the Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326 and Certificate of Amendment of the Final Plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1725, Douglas County, Nevada, as Document No. 34885 and Certificate of Amendment of the Final Plat of said Subdivision Recorded October 12, 1979, in Book 1079, Page 1039, as Document No. 37638, Official Records of Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 17 day of February, 1999

SSI PROPERTIES, a California Corporation

[Handwritten Signature]

BY: David Kuns, Area Vice President

SEAL

STATE OF NEVADA
COUNTY OF _____

On _____ personally appeared before me, a Notary Public, _____

who acknowledged that he executed the above instrument.

Notary Public

WHEN RECORDED MAIL TO:

Mr. & Mrs. Glenn R. Phillips

P.O. Box 727

Crystal Bay, NV 89402

The grantor (s) declare:

Documentary transfer tax is \$ 148.20

(X) computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

0462138

BK0399PG0008

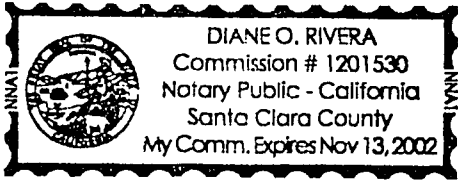
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of SANTA CLARA } ss.

On Feb. 23, 1999, before me, DIANE O. RIVERA, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared DAVID KUUS,
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Diane O. Rivera
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 2/17/99 Number of Pages: _____

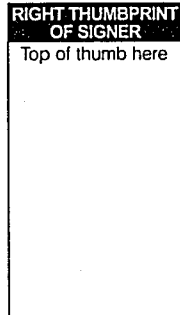
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): Area Vice President
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: SSI Properties, Inc.



SEAL!

0462138

BK0399PG0009

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAR -1 A9:18

0462138

BK0399PG0010

LINDA SLATER
RECORDER
\$ 9.00 PAID ka DEPUTY