

A.P. No. 27-331-07
Escrow No. 1999-12989-KB
R.P.T.T. \$0.00-exempt #8

WHEN RECORDED MAIL TO:

Lois Wagner
1024 Arrowhead Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lois J. Wagner, as Trustee of The Wagner Family Trust, dated February 15, 1997

do(es) hereby GRANT, BARGAIN and SELL to

Lois J. Wagner, an unmarried woman and Peter Fowler, an unmarried man, as joint tenants
the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 253, as said lot is shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the Recorder of Douglas County, Nevada,, on June 1, 1965, in Book 1 of Maps, as Filing No. 28309, and Amended Title Sheet recorded on June 4, 1965, as Filing No. 28377.

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

Date 5/20/99

Lois J. Wagner
Lois J. Wagner

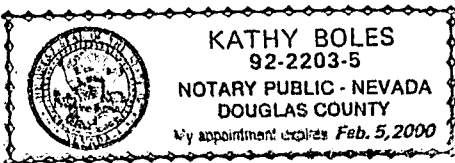
State of Nevada
County of Douglas

This instrument was acknowledged before me on 5/20/99, by

Lois J. Wagner
[Signature]
Notarial Officer

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAY 26 AM 11:36



0468876
BK0599PG5301

LINDA SLATER
RECORDER
\$7.00 PAID [Signature] DEPUTY