

R.P.T.T. \$0.00 #6

ESCROW NO. 99011502

**GRANT, BARGAIN and SALE DEED**

THIS INDENTURE WITNESSETH: That Philip Brown, a married man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Rhonda J. Brown, a married woman as her sole and separate property

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas State of Nevada, bounded and described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY...

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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

DATE: August 30, 1999

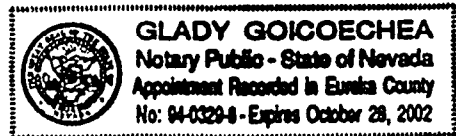
*Philip Brown*  
Philip Brown

STATE OF Nevada }  
COUNTY OF Eureka } ss.

This instrument was acknowledged before me on Sept. 1, 1999, by Philip Brown

(This area above for official notarial seal)

Signature Gladys Goicoechea  
Notary Public



RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

RHONDA J. BROWN  
P.O. BOX 478  
EUREKA, CA 89316

| SAME

0475870

BK0999PG0673

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 55, as shown on that certain map entitled "FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3", filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 15, 1971, in Book 2 of Maps, Page 257, as Document No. 54454, Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM the following:

COMMENCING at the Northeasterly corner of Lot 22, Carson Valley Estates Subdivision Unit No. 3, as shown on the Official Map of the Subdivision filed in the Douglas County Courthouse, proceed South  $89^{\circ}36'07''$  West, 42.00 feet to the Northerly corner of Lot 55; thence South  $53^{\circ}19'29''$  West, 20.00 feet to a point; thence North  $89^{\circ}36'07''$  East, 58.00 feet to a point in the Easterly lot line of Lot 55; thence North  $0^{\circ}23'53''$  West, 12.00 feet to the Point of Beginning.

APN 1220-04-515-015

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

1999 SEP -3 PM 3: 33

LINDA SLATER  
RECORDER

\$2.00 PAID *AS* DEPUTY

0475870

BK0999PG0674