

R.P.T.T. \$106.60
Full Value

ESCROW NO. 99011502

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That RHONDA J. BROWN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY WHO ACQUIRED TITLE AS RHONDA J. TOGNOTTI

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to BRUCE LENAËUS NELSON AND ADRIENNE CARLENE NELSON, TRUSTEES OF THE BRUCE LENAËUS NELSON & ADRIENNE CARLENE NELSON FAMILY TRUST, DATED AUGUST 12, 1993

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

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: August 30, 1999

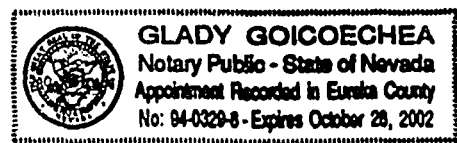
Rhonda J. Brown
RHONDA J. BROWN

STATE OF Nevada }
COUNTY OF Eureka } ss.

This instrument was acknowledged before me on Sept. 1, 1999,
by RHONDA J. BROWN

(This area above for official notarial seal)

Signature *Glady Goicoechea*
Notary Public



RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:
MR. AND MRS. NELSON | **SAME**
P.O. Box# 2452
GARDNERVILLE, NEVADA 89410

0475871
BK0999PG0675

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: 35

LINDA SLATER
RECORDER

\$ *J. Co* PAID *Pu* DEPUTY

0475871

BK0999PG0676