RECORDING REQUESTED BY: Anderson & Dorn, Ltd. A Professional Law Corporation 294 East Moana Lane, Suite B27 Reno, NV 89502-4634 WHEN RECORDED MAIL TO: Grantees MAIL TAX STATEMENTS TO GRANTEE (S): Irvine L. & Evelyn F. Phillips, Jr. P.O. Box 593 Genoa, NV 89411 RPTT/Documentary Transfer Tax: \$0.00 Grantors are Beneficiaries of the Trust APN: 19-340-18					
GRANT, BARGAIN, SALE DEED					
THIS INDENTURE WITNESSETH: That					
IRVINE L. PHILLIPS, JR. and EVELYN F. PHILLIPS,					
For no consideration, do(es) hereby Grant, Bargain, Sell and Convey to:					
IRVINE L. PHILLIPS, JR. and EVELYN F. PHILLIPS, Trustees, or their successors in trust, under the PHILLIPS LIVING TRUST, dated AUG 1 2 1999, and any amendments thereto as described on the Certificate of Trust attached hereto as Exhibit A, to have and to hold as Community Property of IRVINE L. PHILLIPS, JR. and EVELYN F. PHILLIPS,					
All that real property situated in the County of DOUGLAS , State of NEVADA , more particularly described in Exhibit B, attached hereto.					
Subject to: 1. Taxes for the current fiscal year, paid current. 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record if any.	i,				
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.					
Witness my/our hand(s) this day of, 1999.					
IRVINE L. PHILLIPS, JR. EVELYN F PHILLIPS					
State of NEVADA } } ss: County of WASHOE }					
This instrument was acknowledged before me on this					

My Commission Expires:

KAYLENE CLAWSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-55295-2 - Expires April 28, 2003

Certificate of Trust

The undersigned Trustors and Trustees hereby certify the following:

- 1. This Certificate of Trust refers to the PHILLIPS LIVING TRUST, dated August 12, 1999 under a revocable trust agreement executed on August 12, 1999 by IRVINE L. PHILLIPS, IR. and EVELYN F. PHILLIPS as Trustors.
- 2. The address of the Trustors is P.O. Box 593, Genoa, Nevada 89411-0593.
- 3. The initial Trustees of the Trust are:

IRVINE L. PHILLIPS, JR. EVELYN F. PHILLIPS

4. The present Trustees are:

IRVINE L. PHILLIPS, JR. EVELYN F. PHILLIPS

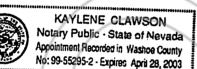
- 5. Unless otherwise provided in our Trust Agreement, when either one or both of us are serving as Trustee under our Trust, that one or either of us may conduct business and act on behalf of our Trust without the consent of any other Trustees.
- 6. Our Trustees under our Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name. All powers of our Trustees are fully set forth in Article Fourteen of our Trust Agreement.
- 7. Our Trust has not been revoked and there have been no amendments limiting the powers of our Trustees over trust property.
- 8. No person or entity paying money to or delivering property to our Trustee shall be required to see to its application. All persons relying on this document regarding our Trustee(s) and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Washoe, Nevada on August 12, 1999.

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	Trustors:		3
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۷	IRVINE L. PHILLIPS, JR.		EVELYN F. PHILLIPS
_	Trustees:		
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	IRVINE L. PHILLIPS, JR.	~	EVELYN F. PHILLIPS
			\ \.
	STATE OF NEVADA)	
	COLDITY OF WASHOE	`	SS
	COUNTY OF WASHOE)	
	This instrument was acknowledged before me	on A	August 12 1999 by IRVINE I PHILLIPS IR at
	EVELYN F. PHILLIPS, Trustors and Trustees.	U .1 1	ragant is, 1999 of invited in Hills of the ar
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My Commission Expires:



Prepared by: Bradley B Anderson Anderson & Dorn, Ltd. A Professional Law Corporation 294 Moana Lane, Suite B-27 Reno, NV 89502-4634 (775) 823-9455 FAX (775) 823-9456

EXHIBIT B GRANT, BARGAIN, SALE DEED

APN: 19-340-18 205 Woody's Place Gardnerville, NV 89410

Parcel B-1, as set forth on that certain Parcel Map for Dubin/Deacon recorded August 16, 1990, in Book 890, at Page 2254, as Document No. 232415, Official Records, Douglas County, Nevada.



IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

1999 SEP 28 AM 9: 53

LINDA SLATER RECORDER _PAID DEPUTY

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EXHIBIT B