RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

STEVEN & VISIALLIA ANN JAMES 1406 MARLETTE CIRCLE GARDENVILLE, NV. 89410

ESCROW NO.	00200207	
RPTT & O	#8	
A.P.N. # 122	20-09-81.0-05	3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEVEN JAMES AND VISIALLIA ANN JAMES, AS TRUSTEE OF THE STEVEN JAMES AND VISIALLIA ANN JAMES REVOCABLE LIVING TRUST, DATED THE 27TH DAY OF JULY, 1999

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to STEVEN JAMES AND VISIALLIA ANN JAMES, HUSBAND AND WIFE AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the City of GARDENVILLE County of DOUGLAS State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO: 1. Taxes for fiscal year 1999-2000.

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

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: May 09, 2000

M. OMOHUNDRO

Notary Public - State of Nevada
Appointment Recorded in County of Douglas
My Appointment Expires March 15, 2002

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STATE OF Nevada

COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5-9-00 by, STEVEN JAMES, TRUSTEE and VISIALLIA

} ss.

ANN JAMES TRUSTEE

Notary Public

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the little of the property involved.

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EXHIBIT "A" LEGAL DESCRIPTION

ESCROW NO .: 00200207

Lot 335 as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

Assessor's Parcel No. 1220-09-810-053

REQUESTED BY

STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

2000 MAY 10 PM 3: 30

LINDA SLATER RECORDER

\$ 2 PAID K DEPUTY

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