

ESCROW NO. 2001-51403-TOZ
A.P.N. 0000-07-180-660
R.P.T.T. EXEMPT #46

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN. FIRST AMERICAN TITLE COMPANY OF NEVADA

WHEN RECORDED MAIL TO:

Ryan P. Armstrong
P.O. Box 651
Zephyr Cove, NV 89448

MAIL TAX STATEMENT TO:

Ryan P. Armstrong
P.O. Box 651
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Becky D. Armstrong, a married woman

do(es) hereby GRANT, BARGAIN and SELL to

Ryan P. Armstrong, a married man as his sole and separate property

the real property situate in the County of Douglas, State of NV, described as follows:

All that portion of the Northeast quarter of the Northwest quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Beginning at a point on the section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which bears North 89°26' West, a distance of 163.80 feet from the quarter corner between said Section 23 and 26; thence South 00°08' West, a distance of 469.33 feet to the True Point of Beginning; thence South 00°08' West, a distance of 100.00 feet to the Northeast corner of the parcel of land conveyed to George McKee, et ux, in Deed recorded February 11, 1960 in Book 29, Page 284, Official Records; thence North 89°46' West, a distance of 163.80 feet; thence North 00°08' East, a distance of 100.00 feet; thence South 89°46' East, a distance of 163.80 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded September 25, 1997, in Book 997, Page 4889, as Instrument No. 422439.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Ryan P. Armstrong.

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.

Dated: 1/15/02

Becky D. Armstrong
Becky D. Armstrong

STATE OF NEVADA,

County of Douglas ss.

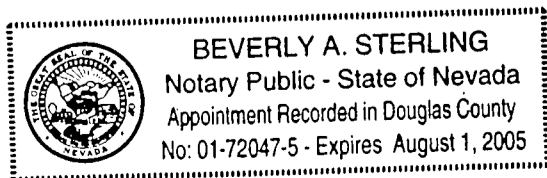
On 1-15-2002 personally appeared before me, a notary public, Becky D. Armstrong

personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

Beverly A. Sterling
Signature of Notary

0536951



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COPY

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

2002 MAR 14 AM 11:25

LINDA SLATER
RECORDER

\$15 PAID *KJ* DEPUTY

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