

17-
1220-17-614-010
APN: ~~27-611-11~~ and
~~27-611-13~~ 1220-17-614-011
RECORDING REQUESTED BY:

Rachelle J. Nicolle
Attorney at Law

AFTER RECORDING MAIL THIS DEED TO:

✓ Rachelle J. Nicolle
Attorney at Law
1650 Highway 395, Suite 102B
Minden, NV 89423

MAIL TAX STATEMENTS TO:

BRYAN AND RACHELLE NICOLLE-WAGNER, Trustees
1182 Manhattan Way
Gardnerville, NV 89410

R.P.T.T. \$ #8

GRANT DEED

For no consideration, BRYAN W. NICOLLE-WAGNER and RACHELLE NICOLLE-WAGNER, husband and wife, as community property with right of survivorship,

Hereby GRANT to BRYAN W. NICOLLE-WAGNER and RACHELLE NICOLLE-WAGNER, Trustees of NICOLLE-WAGNER FAMILY TRUST dated August 15, 2000, for the benefit of the NICOLLE-WAGNER Family and to the heirs and assigns of such Grantee forever,

ALL THAT REAL PROPERTY SITUATED IN GARDNERVILLE,
COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND
SPECIFICALLY DESCRIBED AS:

IN EXHIBIT A.

A.P.N. 27-611-11 and
A.P.N. 27-611-13

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.

The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantor's interest into Grantor's revocable living trust. Grantor is the same person as the Trustee of the Grantor's revocable Living Trust)

Dated: 3 - 11, 2002.

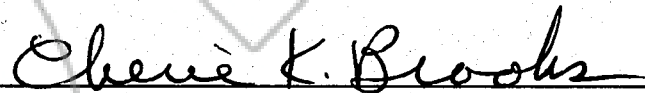

BRYAN W. NICOLLE-WAGNER


RACHELLE NICOLLE-WAGNER

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of Nevada)
)ss.
County of Douglas)

On this 11th day of March in the year 2002, before me, a notary public, personally appeared BRYAN W. NICOLLE-WAGNER and RACHELLE NICOLLE-WAGNER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he/she/they executed it. I declare under penalty of perjury that the persons whose names are ascribed to this instrument appear to be of sound mind and under no duress, fraud or undue influence.


NOTARY PUBLIC



PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 28, in Block G, as said lot and block are shown on that certain map entitled "AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

A.P.N. 27-611-11

PARCEL 2:

All that certain lot, piece, parcel of portion of land situate, lying and being within the East 1/2 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot 28, Block G as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and the lands of Bing Construction Co. as described in Deed filed for record in Book 988 at Page 2125, as Document No. 186378 Official Records of Douglas County, Nevada; also being Assessor's Parcel Numbers 27-611-11 and 27-070-10 respectively, and more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates, North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension, South 89° 45' 31" West a distance of 206.21 feet; thence North 12° 54' 25" East a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South line of said lot South 89° 45' 31" West a distance of 170.63 feet to the Southeast corner of said lot and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates; North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension; South 89° 45' 31" West a distance of 30.00 feet; thence North 00° 11' 05" West a distance of 24.00 feet to the TRUE POINT OF BEGINNING.

A.P.N. 27-611-13

EXHIBIT "A"

Per NRS 111.312 this legal description was previously recorded at Document No. 0439772, Book 0598, Page 3110, on May 15, 1998.

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COPY

REQUESTED BY
Rachelle Nicolle
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 APR -1 PM 12: 27

LINDA SLATER
RECORDER

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