

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That JULIE NELSON, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JAMES P. NELSON, a married man as his sole and separate property all that real property situated in the County of Douglas, State of Nevada described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

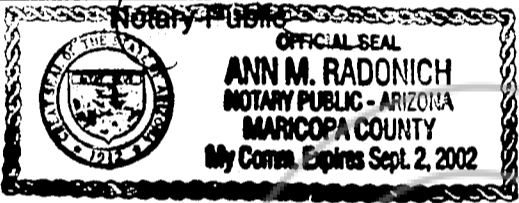
Dated: April 8, 2002

STATE OF Arizona
COUNTY OF Maricopa

} s.s. Julie Nelson
JULIE NELSON

This instrument was acknowledged before me on
April 18, 2002
by JULIE NELSON

Ann M. Radonich



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:
Name **JAMES P. NELSON**
Street Address **8711 E. PINACLE PEAK RD.**
SCOTTSDALE, AZ 85255
City, State Zip
MAIL TAX STATEMENTS TO:
Name **JAMES P. NELSON**
Street Address **SAME AS ABOVE**
City, State Zip
Order No. **00086169-201-KLS**

Exhibit A

All that real property situate in the County of Douglas , State of Nevada, described as follows:

The Northwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 25, in Township 13 North, Range 18 East, M.D.B.&M.

TOGETHER WITH a non-exclusive easement for underground utility line and ingress and egress as granted to Jerry Nelson, et ux in Easement Deed recorded December 14, 1977, in Book 1277, at Page 633, as Document No. 15825.

NOTE: This legal description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded April 5, 2002, in Book 0402, Page 1565, as Document No. 538880, Official Records of Douglas County, Nevada.

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2002 APR 25 PM 3: 51

LINDA SLATER
RECORDER

\$15⁰⁰ PAID BC DEPUTY

0540650

BK 0402 PG 08011