

A.P.N. # 05-193-190  
R.P.T.T. \$ 871.00  
ESCROW NO. 020200255  
Full Value

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:

MR. AND MRS. PIPKIN  
PO BOX 2603  
STATELINE, NV 89449

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROLAND SIMS AND E. CAROL SIMS, AS TRUSTEES OF THE SIMS FAMILY TRUST DATED NOVEMBER 18, 1986 AS AMENDED AND ROLAND SIMS AND E. CAROL SIMS, ALSO KNOWN AS EDITH CAROL SIMS, INDIVIDUALLY TO RELINQUISH ANY RIGHTS THEY MAY HAVE ACQUIRED in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to KELLYLYNN C. PIPKIN AND STEVE H. PIPKIN, WIFE AND HUSBAND AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of DOUGLAS State of Nevada, bounded and described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 21, 2002

*[Signature]*  
\_\_\_\_\_  
ROLAND SIMS, TRUSTEE

*[Signature]*  
\_\_\_\_\_  
E. CAROL SIMS, TRUSTEE

*[Signature]*  
\_\_\_\_\_  
ROLAND SIMS

*[Signature]*  
\_\_\_\_\_  
E. CAROL SIMS

*[Signature]*  
\_\_\_\_\_  
EDITH CAROL SIMS

STATE OF \_\_\_\_\_ }  
  } ss.  
COUNTY OF \_\_\_\_\_ }

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_

Signature \_\_\_\_\_  
Notary Public

0543086

BK0502PG08016

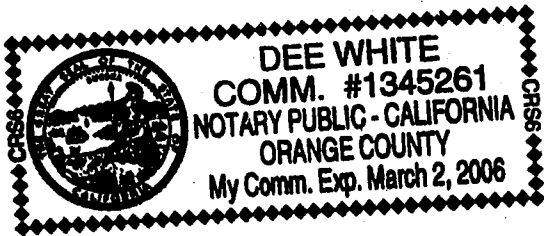
**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of ORANGE } SS.

On MAY 22, 2002 before me, DEE WHITE, NOTARY PUBLIC,  
(DATE) (NOTARY)  
personally appeared ADLAND SIMS, E. CAROL SIMS, EDITH CAROL SIMS  
SIGNER(S)

personally known to me - OR-  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dee White  
NOTARY'S SIGNATURE

**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

**DESCRIPTION OF ATTACHED DOCUMENT**

- INDIVIDUAL (S)
- CORPORATE OFFICER

GRANT, BARGAIN, SALE DEED  
TITLE OR TYPE OF DOCUMENT

TITLE(S)

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

1  
NUMBER OF PAGES

5-21-02  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
SIMS FAMILY TRST DTD  
11-18-96

OTHER

STATE OF CALIFORNIA

COUNTY OF ORANGE

ON THIS 22<sup>ND</sup> DAY OF MAY 2002, BEFORE ME  
DEE WHITE, A NOTARY PUBLIC IN AND FOR

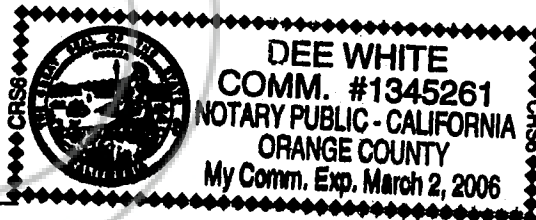
SAID STATE, PERSONALLY APPEARED ROLAND SIMS

(NAME OF PERSON UNABLE TO WRITE), KNOWN TO ME TO BE THE PERSON WHO BEING  
UNABLE TO WRITE HIS NAME, MADE HIS MARK IN MY PRESENCE. I SIGNED HIS NAME

AT HIS REQUEST AND IN HIS PRESENCE ON THE WITHIN GRANT, BARGAIN, SALE DEED

(TYPE OF DOCUMENT) AND HE ACKNOWLEDGED TO ME AND THE TWO WITNESSES WHO  
HAVE SIGNED AND PRINTED THEIR NAMES AND ADDRESSES HERETO, THAT HE MADE  
HIS MARK ON THE SAME FOR THE PURPOSES THEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.



Dee White

NOTARY PUBLIC

[Signature]

WITNESS SIGNATURE

WITNESS NAME Ada Cho

WITNESS ADDRESS 31873 Del Obispo PJC, CA 92675

Estela M. Domachio

WITNESS SIGNATURE

WITNESS NAME Estela M. Domachio

WITNESS ADDRESS 31873 Del Obispo San Juan Capistrano  
92675

REQUESTED BY  
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 MAY 24 PM 4: 11

LINDA SLATER  
RECORDER

\$16.00 PAID KJ DEPUTY

0543086

BK0502PG08018