

APN: 1318-09-810-011
Escrow No. 59326JLB
R.P.T.L. \$ 3,510.00

WHEN RECORDED MAIL TO:

Mr. & Mrs. John Franzia
20100 Zumwalt Road
Escalon CA 95320

MAIL TAX STATEMENT TO:

same as above

86455-99

GRANT, BARGAIN and SALE DEED

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

John F. Jaeger and William P. Jaeger III, Sole Trustee of the BJCJ Revocable Trust u/a/d 8-17-94, with respect to his separate property as their interests appear of record

Do(es) hereby GRANT, BARGAIN and SELL to

John Franzia and Mary Lynne Franzia, Husband and Wife as joint tenants

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

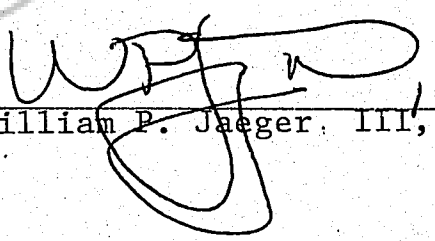
all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 9, and a strip of 10 feet wide of lot 10 adjoining Lot 9, in Block B as delineated on that certain map entitled AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC, IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, filed in the office of the County State of Nevada, on August 5, 1929

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.

Date: August 7, 2002


John F. Jaeger,

 TRUSTEE
William P. Jaeger, III, Trustee

State of ~~Nevada~~ California
County of ~~Douglas~~ El Dorado

This instrument was acknowledged before me on August 7, 2002, by William P. Jaeger, III

See Attached

Notarial Officer

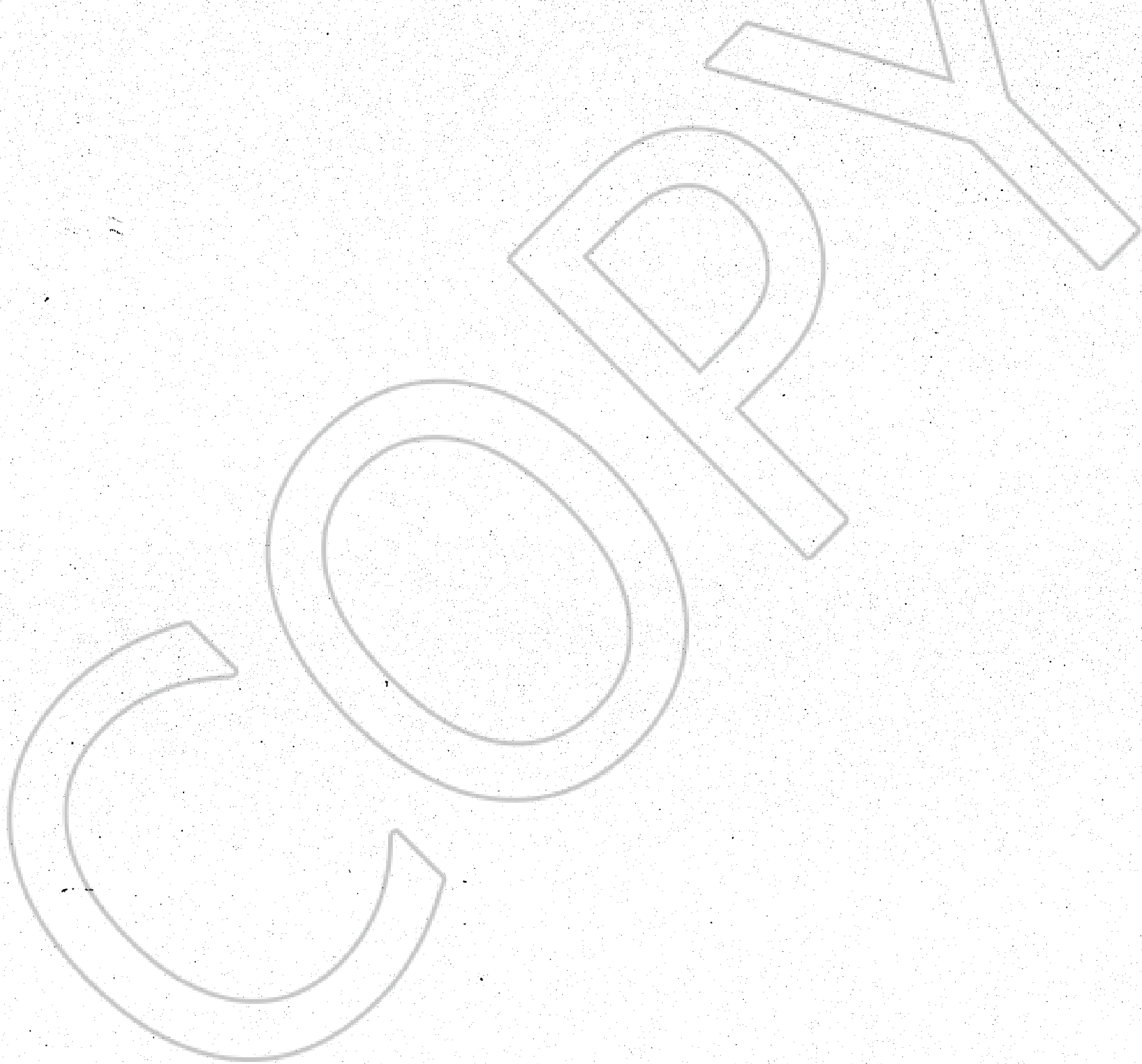
0550229

BK0802PG07580

Legal Description

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

Lot 9, and a strip 10 feet wide of lot 10 adjoining Lot 9 in Block B as delineated on that certain map entitled AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTIONS 9 AND 10 TOWNSHIP 13 NORTH, RANGE 18 EAST, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1929,



STATE OF California

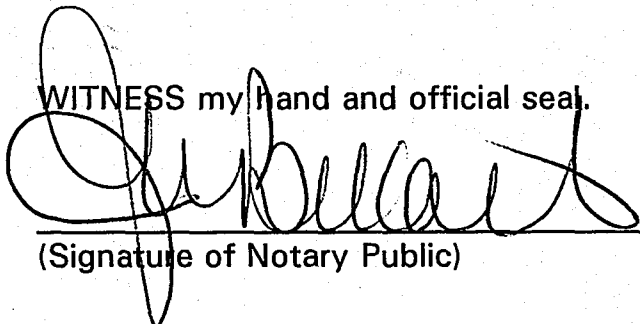
COUNTY OF El Dorado

On August 7, 2002 before me, JL Bekaert, Notary
(Name, Title of Officer)

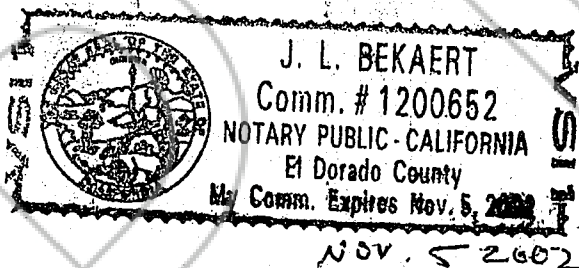
personally appeared William P. Jaeger, III

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.



(Signature of Notary Public)



NOV. 5 2004

(This area for notarial seal)

0550229

BK 0802 PG 07582

STATE OF California

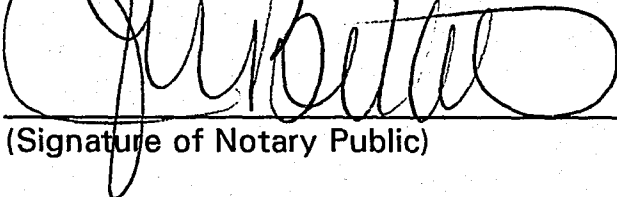
COUNTY OF El Dorado

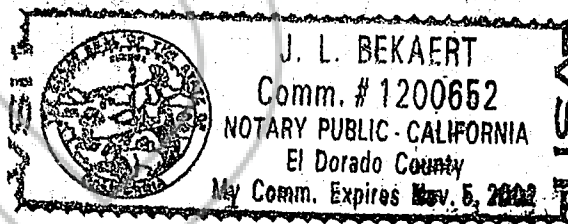
On August 15, 2002 before me, JL Bekaert, Notary
(Name, Title of Officer)

personally appeared John F. Jaeger

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.


(Signature of Notary Public)



NOV. 5 2002

(This area for notarial seal)

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

2002 AUG 22 PM 3: 36

LINDA SLATER
RECORDER

\$ 17.00 PAID KJ DEPUTY

0550229

BK0802PG07583