

RPTT WASDA 45.50
APN 1318-23-212-067
Old APN 07-081-77

2002

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESS that: DARRELL F. CHAMPION AND JOY H. CHAMPION,
HUSBAND AND WIFE AS COMMUNITY PROPERTY

(hereinafter called GRANTOR(S)) in consideration of \$ 35,000.00, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to: C. ANDREW NIELSEN, AN UNMARRIED MAN AS TO AN UNDIVIDED 11.63% INTEREST AND LYNN L. HICKMAN, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 7.75% INTEREST (hereinafter called GRANTEE(S)) all that real property situate in the ~~CITY OF~~ unincorporated area, County of DOUGLAS, State of NEVADA, bounded and described as follows: (set forth legal description AND commonly known street address)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY NO LIABILITY, EXPRESSED 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.

Together with all singular hereditament and appurtenances hereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hand(s) this 7th day of August, 2002.

[Signature]
Signature of Grantor
DARRELL F. CHAMPION
Print or type name here

[Signature]
Signature of Grantor
JOY H. CHAMPION
Print or type name here

STATE OF CALIFORNIA)
COUNTY OF STANISLAUS)

This instrument was acknowledged before me on (date) August 7, 2002

By (person(s) appearing before notary public) Darrell F. Champion
[Signature]
Notary Public
My commission expires: 3/17/04



RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO
Name: C. ANDREW NIELSEN
Address: P.O. Box 11256
City/State/Zip: ZEPHYR COVE, NV. 89448

THIS SPACE FOR RECORDERS USE ONLY

0551344
BK0902PG00466

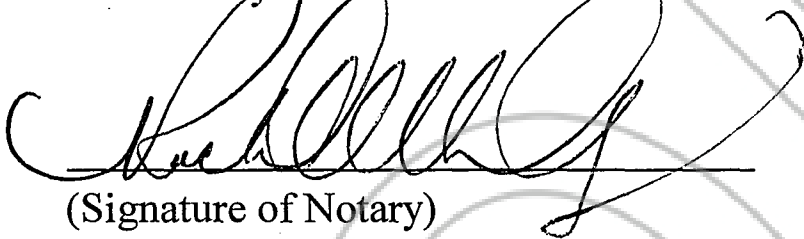
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

County of Stanislaus)

On August 8, 2002, before me, Rachel M. Aguilar, Notary Public, personally appeared Joy H. Champion. [X] 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.



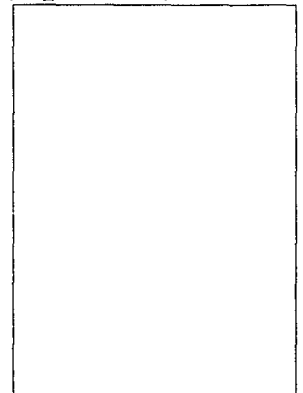
(Signature of Notary)

RACHEL M. AGUILAR

My Commission No. 1254006

My appointment expires March 17, 2004

Right Thumbprint
(Optional)



***OPTIONAL SECTION-----**

Title or Type of Document: Grant, Bargain and Sale Deed

Number of Pages: 2 Date of Document: 8/7/02

Signer(s) Other Than Named Above Darrell F. Champion

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A of that Crandall Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on June 11, 1979, in Book 679 of Official Records, at Page 730, as Document No. 33362.

Being a Parcel Map of Lot 29 A, B, C AND D as shown on the Map LAKE VILLAGE, UNIT NO. 2-C, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document No. 58124, in Book 97, Page 442, and Amended April 27, 1973, in book 473 of Official Records at Page 1145, as document No. 65826, and a Certificate of Amendment recorded January 31, 1978, in Book 178 of Official Records, at Page 1838, as Document No. 17211.

Together with an undivided 1/3 interest in all remaining portions of Lot 29, outside the boundaries of Parcels A, B and C.

Assessors Parcel No. 07-081-77

New Parcel No. 1318-23-212-067

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 SEP -4 AM 10: 56

LINDA SLATER
RECORDER

\$ *He* PAID *Pl* DEPUTY

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