

A.P. No. 1420-28-212-003
Escrow No. -/
R.P.T.T. \$247.65

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

WHEN RECORDED MAIL TO:

Grantee
2881 La Cresta Circle
Minden, NV 89423

FIRST AMERICAN TITLE CO.

MAIL TAX STATEMENT TO:

Mr and Mrs. Nichols
1320 Hwy 395
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

DNS Ventures Ltd., a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

William W. Nichols, Trustee and Sandra L. Nichols, Trustee of the Quail's Nest 1999 Trust

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

see legal description attached hereto and made a part hereof

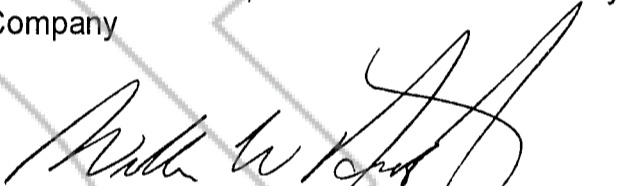
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/27/2003

Date: 5/27/03

DNS Ventures Ltd., a Nevada Limited Liability Company

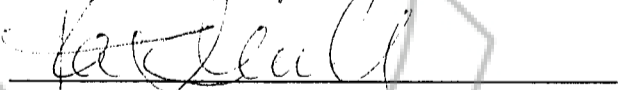



By: William W. Nichols, member

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 5-27-03 by

William W. Nichols, member.



Notary Public

(My commission expires: 10-19-03)

0578253
BK 0503 PG 14823

Legal Description
2881 La Cresta, Minden, Nevada

Lot 167 in Block C, as shown on the Final Map #PD99-02-06 for SARATOGA
SPRINGS ESTATES UNIT 6, a Planned Unit Development, filed for record in the office
of the County Recorder of Douglas County, State of Nevada on June 28, 2002 in Book
602, Page 10142, as Document No. 546028.

COPY

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2003 MAY 29 PM 12: 26

WENNER CHRISTEN
RECORDER

15⁰⁰ PAID *KJ* DEPUTY

0578253

BK 0503 PG 14824