

12
APN: 1220-17-614-010 (Old APN 27-611-11) and
APN: 1220-17-614-011 (Old APN 27-611-13)

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DEED TO:**

Rachelle J. Nicolle
Attorney at Law
1662 Highway 395, Suite 214
Minden, NV 89423

MAIL TAX STATEMENTS TO:

BRYAN W. WAGNER and
RACHELLE J. NICOLLE, Co-Trustees
1182 Manhattan Way
Gardnerville, NV 89410

R.P.T.T. \$ 8A

GRANT DEED

For no consideration, BRYAN W. NICOLLE-WAGNER and RACHELLE NICOLLE-WAGNER, husband and wife, as community property with right of survivorship

Hereby GRANT TO

BRYAN W. WAGNER and RACHELLE J. NICOLLE, Trustees of NICOLLE-WAGNER FAMILY TRUST dated August 15, 2000, for the benefit of the NICOLLE-WAGNER Family and to the heirs and assigns of such Grantee forever

ALL THAT REAL PROPERTY SITUATED IN GARDNERVILLE,
COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND
SPECIFICALLY DESCRIBED AS:

IN EXHIBIT A.

APN: 1220-17-614-010 (Old APN 27-611-11) and
APN: 1220-17-614-011 (Old APN 27-611-13)

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.

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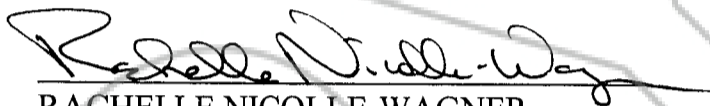
The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest into Grantors' revocable living trust. Grantors are the same persons as the Trustees of the Grantors' revocable Living Trust.

Dated: 5 - 27, 2003.



BRYAN W. NICOLLE-WAGNER,
also known as BRYAN W. WAGNER



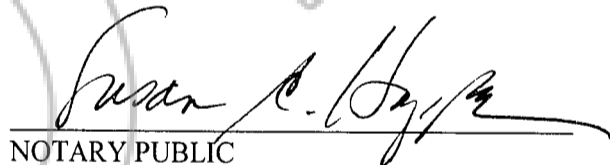
RACHELLE NICOLLE-WAGNER
also known as RACHELLE J. NICOLLE

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

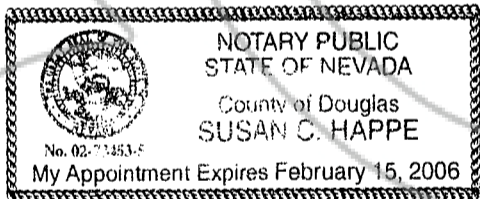
State of Nevada)

County of Douglas)

On May 27, 2003, before me, a notary public for said state and county, personally appeared BRYAN W. NICOLLE-WAGNER, also known as BRYAN W. WAGNER, and RACHELLE NICOLLE-WAGNER, also known as RACHELLE J. NICOLLE, 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 this instrument, and acknowledged that he/she/they executed it. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud or undue influence.



NOTARY PUBLIC



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EXHIBIT "A"

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 28, in Block G, as said lot and block are shown on that certain map entitled "AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

A.P.N. 27-611-11 (Old APN) A.P.N. 1220-17-614-010 (New APN)

PARCEL 2:

All that certain lot, piece, parcel of portion of land situate, lying and being within the East 1/2 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot 28, Block G as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and the lands of Bing Construction Co. as described in Deed filed for record in Book 988 at Page 2125, as Document No. 186378 Official Records of Douglas County, Nevada; also being Assessor's Parcel Numbers 27-611-11 and 27-070-10 respectively, and more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates, North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension, South 89° 45' 31" West a distance of 206.21 feet; thence North 12° 54' 25" East a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South line of said lot South 89° 45' 31" West a distance of 170.63 feet to the Southeast corner of said lot and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates; North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension; South 89° 45' 31" West a distance of 30.00 feet; thence North 00° 11' 05" West a distance of 24.00 feet to the TRUE POINT OF BEGINNING.

A.P.N. 27-611-13 (Old APN) A.P.N. 1220-17-614-011 (New APN)

Per NRS 111.312 this legal description was previously recorded at Document No. 538515, Book 0402, Page 247 on April 1, 2002.

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COPY

REQUESTED BY
Rachelle Nicole
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, CANADA

2003 MAY 30 PM 3:36

WENDY HIRSTON
RECORDER

\$ 17.⁰⁰ PAID *K2* DEPT. 4

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