

REQUESTED BY

MARQUIS TITLE & ESCROW

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 AUG 15 PM 3: 54

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID *OC* DEPUTY

A.P.N. 1220-17-411-008
Escrow No. 23707245
R.P.T.T. \$585.00
578.50

When recorded Mail To:
(Tax Statement Same)

4783 Pinemont Drive
Campbell, CA 95008

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, FRANK E. BEAUDREAU and SUZANNE B. BEAUDREAU, husband and wife as joint tenants,

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to KHOSROW RAKHSHANIFAR, a married man as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1220-17-411-008, specifically described as follows:

Lot 25, of TIERRA LINDA ESTATES, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1965, as Document No. 26457.

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

WITNESS my hand this 30 day of July, 2003.

Malak Naderjah joins in the execution of this document to divest her community property interest.

Frank E. Beaudreau
FRANK E. BEAUDREAU

MALAK NADERJAH

Suzanne B. Beaudreau
SUZANNE B. BEAUDREAU
STATE OF NEVADA
COUNTY OF

On 8/4, 2003, _____ personally appeared before me, a Notary Public, who acknowledged that he executed the above instrument.

[Signature]
Notary Public

SUSAN LAPIN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-74683-5 - Expires March 21, 2006

SUSAN LAPIN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-74683-5 - Expires March 21, 2006

0586681

BK0803PG08101

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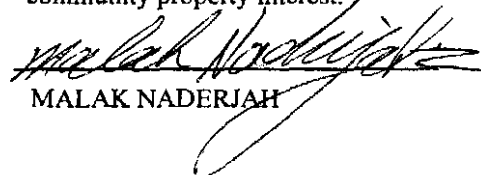
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WITNESS my hand this 30 day of July, 2003.

Malak Naderjah joins in the execution of this document to divest her community property interest.


MALAK NADERJAH

FRANK E. BEAUDREAU

SUZANNE B. BEAUDREAU
STATE OF NEVADA
COUNTY OF

On _____, 2003, _____ personally appeared before me, a Notary Public, who acknowledged that he executed the above instrument.

PLEASE SEE ATTACHED CURRENT
CALIFORNIA NOTARY FORM

Notary Public

0586681

BK0803PG08102

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Clara } ss.

On August 12, 2003 before me, Mary K Burns, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Malak Waderjah
Name(s) of Signer(s)

personally known to me
 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.
Mary K Burns
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

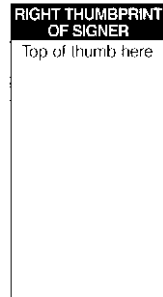
Title or Type of Document: Grant, Bargain and Sale Deed
Document Date: July 30, 2003 Number of Pages: 1
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



0586681

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