

A.P.N. # 1320-33-816-044

R.P.T.T. \$ 15
ESCROW NO. 030304072

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
RONALD DUNCAN
1430 CHEDDINGTON CIRCLE
GARDNERVILLE, NV 89410

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

2003 DEC 17 PM 3:54

WERNER CHRISTEN
RECORDER

\$ 15 PAID BC DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **NANCY A. DUNCAN, a married woman and spouse of Grantee herein**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RONALD DUNCAN, a married man as his sole and separate property**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **DOUGLAS** State of Nevada, bounded and described as :

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

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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.

DATE: **December 15th, 2003**

Nancy A. Duncan

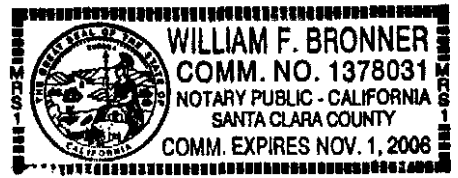
NANCY A. DUNCAN

STATE OF California }
COUNTY OF SANTA CLARA } ss.

This instrument was acknowledged before me on 8TH DECEMBER, 2003
by, NANCY A. DUNCAN

Signature William F. Bronner

Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)



COMM EXP NOV 1, 2006 William F. BRONNER

0599797

BK 1203 PG 07782

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030304072

Lot 39, in Block B, as set forth on FINAL SUBDIVISION MAP No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1320-33-816-044

COPY

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