

16-

Assessor's Parcel Number:

1420-21-801-001

Recording Requested By:

Name:

C. E. STONE, TRUSTEE

Address:

3025 Vicky Lake

City/State/Zip

Minden, NV 89423

Real Property Transfer Tax:

0 #6

Exempt

3027

REQUESTED BY
C E Stone
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2004 JAN 15 PM 3:31

WERNER CHRISTEN
RECORDER

\$16.00 PAID BL DEPUTY

GRANT DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

0602122

BK0104PG04641

----- Space Above This Line For Recording Data -----

GRANT, BARGAIN AND SALE DEED

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

Vesta Fern Matzdorff

hereby GRANTS, CONVEYS AND WARRANTS to the

RAVCO TRUST

the real property in the City of Minden, County of Douglas, State of Nevada described as 4.6 acres of real property and all exclusive related rights thereto, located at 3027 Vicky Lane, and further defined in the books and records of the County Assessor as parcel number APN 1420-21-001, together with all improvements now on the property, and all easements, appurtenances, and fixtures now a part of the property and more particularly described as follows, to-wit:

All that certain piece or parcel of land situate in Douglas County, State of Nevada, being defined in the county records as follows:

Parcel I

Parcel 1 as set forth on Parcel Map for J.W. Robinson et ux, filed for record in the Office of the County Recorder of Douglas County on April 27th, 1987 in Book 487, Page 2956 as Document No. 153734, of Official Records.

Parcel II

Exclusive easement for roadway and appurtenances thereto dated January 28th, 1981 by and between Jack M. Beauchamp et ux and John Williams Robinson. Recorded April 14, 1981, Book 481, Page 942, as Document No. 55378, of Official Records of Douglas County, State of Nevada.

Said property is further reflected in the Grant Deed to Vesta Fern Matzdorff dated May 10th, 1999 and Recorded in Book 0599, Page 1622 as Document No. 0467639.

Together with all grantor's right, title and interest in and to all streets, alleys and rights of way adjacent to said property and all easements, rights and appurtenances thereto.

Grantor hereby covenants with grantee that the property is free from all encumbrances except those to which this conveyance is expressly made subject and that grantor will warrant and defend the property against any and all lawful claims of all persons.

WITNESS THE HAND OF SAID GRANTOR AS OF THIS 12th DAY OF JANUARY, 2004

GRANTOR: VESTA FERN MATZDORFF

BY

Vesta Fern Matzdorff
VESTA FERN MATZDORFF

0602122

BK0104PG04642

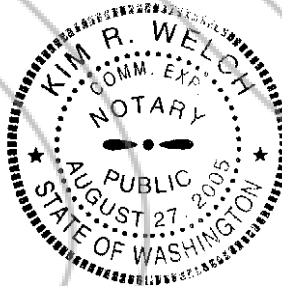
STATE OF WASHINGTON }
COUNTY OF CLARK } SS

On this 12 day of January, 2004, before me personally came and appeared Vesta Fern Matzdorff, known, and known to me, to be the individual described above, who executed the foregoing instrument, and who duly acknowledged to me that she was of sound mind, fully understood all related provisions contained in the Grant Deed being executed and had consulted appropriate professional counsel in all related areas of concern for purpose of understanding the contents contained therein and were consummating this transaction with the full knowledge and agreement with the prevailing terms contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kim R. Welch

My Commission Expires: 8-27-2007



0602122

BK0104PG04643