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Assessor's Parcel Number: 1420-21-801-002

Recording Requested By:

✓ Name: CHARLES STONE, TRUSTEE

Address: 3025 Valley Lane

City/State/Zip Minden, NV 89423

Real Property Transfer Tax: 0

3030

Exempt

REQUESTED BY  
CE Stone  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA  
2004 JAN 15 PM 3:33  
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.*

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## 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 3.43 acres of real property and all exclusive related rights thereto, located at 3030 Vicky Lane, and further defined in the books and records of the County Assessor as parcel number APN 1420-21-002, 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 2 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 27<sup>th</sup>, 1987 in Book 487, Page 2956 as Document No. 153734, of Official Records.

**Parcel II**

Exclusive easement for roadway and appurtenances thereto dated January 28<sup>th</sup>, 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 October 19<sup>th</sup>, 1998 and Recorded in Book 1098, Page 4871 as Document No. 0452450.

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 12<sup>TH</sup> DAY OF JANUARY, 2004

GRANTOR: VESTA FERN MATZDORFF

BY

*Vesta Fern Matzdorff*  
VESTA FERN MATZDORFF

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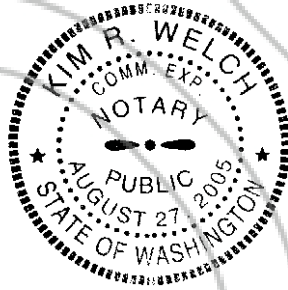
STATE OF WASHINGTON }  
COUNTY OF CLARK } SS

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: 8-27-2004



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