

A.P.N. # 1220-01-002-065

R.P.T.T. \$ 585.00

ESCROW NO. 040100220

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**SAM E AS BELOW**

WHEN RECORDED MAIL TO:  
**GRANTEE**  
**P.O. BOX 13382**  
**SO. LAKE TAHOE, CA 96151-3382**

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

2004 FEB -4 PM 3:25

WERNER CHRISTEN  
RECORDER

\$15.00 PAID *OK* DEPUTY

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **STERLING RANCH ESTATES, LLC., a Nevada Limited Liability Company**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ASHER ABRAVANEL, a married man as his sole and separate property** as to an undivided 1/2 interest and **JON C. MUSTACCHIO and LISA JILL MUSTACCHIO, husband and wife as joint tenants, as to an undivided 1/2 interest all together as tenants in common** 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**

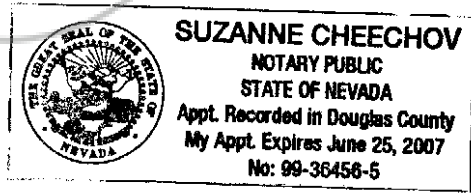
Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **January 26, 2004** **STERLING RANCH ESTATES, LLC., a Nevada Limited Liability Company**

BY: *David E. Bruce*  
**DAVID E. BRUCE**  
**MEMBER**

BY: \_\_\_\_\_

STATE OF *NV* }  
COUNTY OF *Douglas* } ss.



This instrument was acknowledged before me on *2/1/04*,  
by **DAVID E. BRUCE**

Signature *Suzanne Cheechov*

Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

0603785  
BK0204PG01699

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ESCROW NO.: 040100220**

**Being a portion of the Southwest 1/4 of Section 1, Township 12 North, Range 20 East further described as follows:**

**Lot 3, in Block B, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, Book 0303, Page 12541, as Document No. 571358.**

**ASSESSORS PARCEL NUMBER: 1220-01-002-065**

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