

A.P.N. # 1220-04-512-026

R.P.T.T. \$ 0 45
ESCROW NO. 030704506

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

WHEN RECORDED MAIL TO:
MR. AND MRS. STEVEN M. BROWN
1581 SCOTI LANE
GARDNERVILLE, NV 89410

(Space Above for Recorder's Use Only)

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
2004 FEB -4 PM 3:31
WERNER CHRISTEN
RECORDER
\$15.00 PAID. *W* DEPUTY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TEDDY J. CARLSON-BROWN, A MARRIED WOMAN**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **STEVEN M. BROWN, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY**

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

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

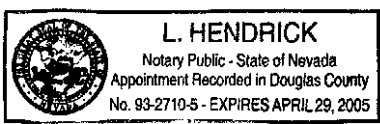
IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: **January 20, 2004**

Teddy J. Carlson Brown
TEDDY J. CARLSON-BROWN

STATE OF **Nevada** }
 } SS.
COUNTY OF **DOUGLAS** }



This instrument was acknowledged before me on **1-28-04**
by, **TEDDY J. CARLSON-BROWN**

Signature *L. Hendrick*
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

0603789
BK 0204 PG 01710

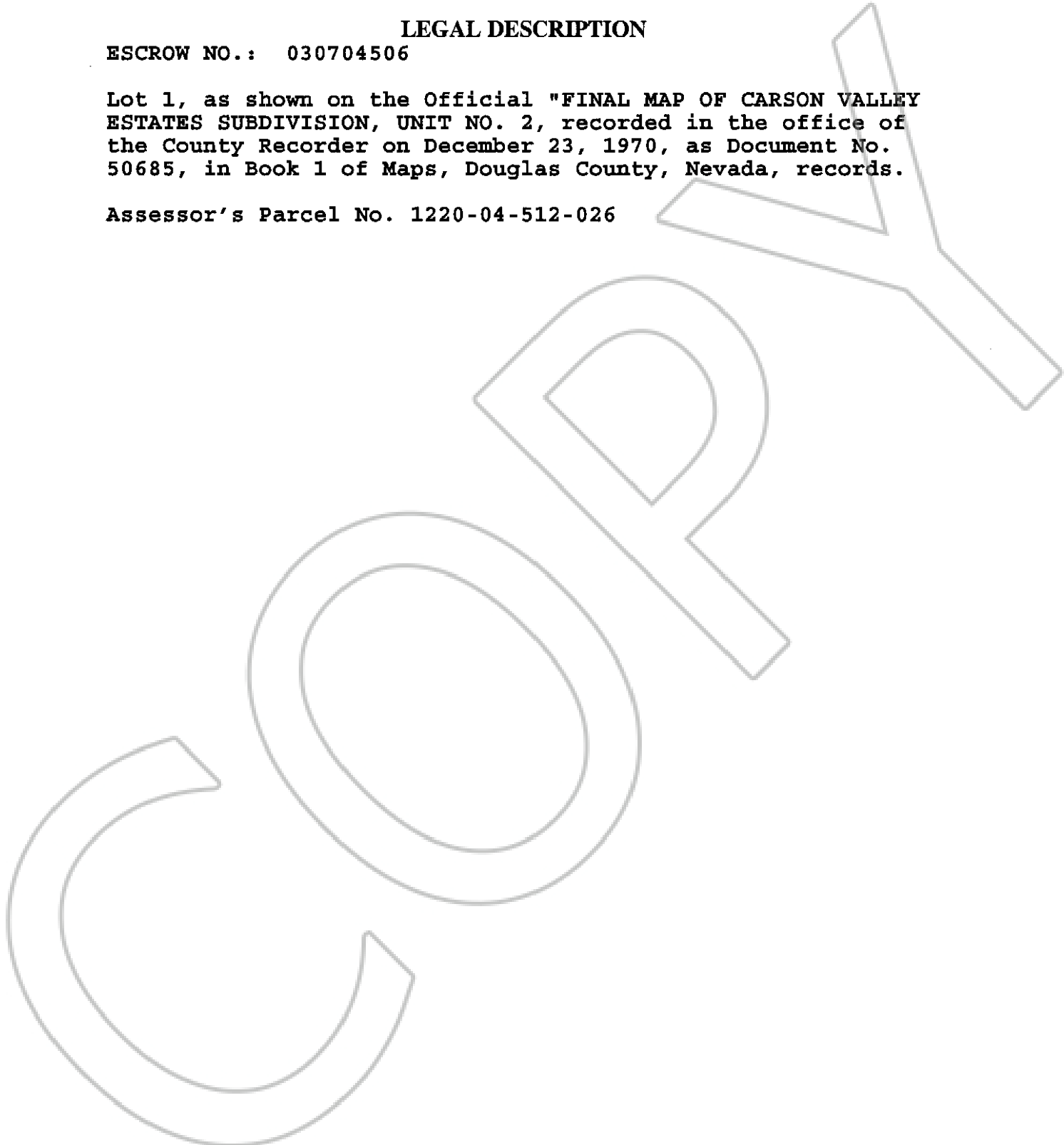
EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030704506

Lot 1, as shown on the Official "FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 2, recorded in the office of the County Recorder on December 23, 1970, as Document No. 50685, in Book 1 of Maps, Douglas County, Nevada, records.

Assessor's Parcel No. 1220-04-512-026



0603789

BK0204PG01711