15' APN: 1220-12-710-002 RP.T.T. \$ 51#6

RECORDING REQUESTED BY AND MAIL TO:

GREGORY L. HIXSON c/o Michael Smiley Rowe 1638 Esmeralda Avenue Minden, NV 89423 REQUESTED BY

Rowe + Hales LIP

IN OFFICIAL RECORDS OF

DOUGLAS CO. NEVADA

2004 MAR 25 PM 4: 18

WERNER CHRISTEN RECORDER

\$ 15 PAID BL DEPUTY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE made the <u>M</u> day of March, Two Thousand Four (2004), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, EULA M. ROCHA REVOCABLE TRUST u.t.d. August 29, 1991, as amended September 17, 2001, by and through the Successor Trustee GREGORY L. HIXSON, (hereinafter GRANTOR) hereby grants, bargains and sells to GREGORY L. HIXSON and CONRAD W. HIXSON, as tenants-in-common, as their sole and separate property (hereinafter GRANTEE), and to the heirs and assigns of such GRANTEE forever, all of that interest of GRANTOR located in State of Nevada, County of Douglas, Assessor's Parcel No. 1220-12-710-002, more commonly known as 1052 Tenabo Lane, Gardnerville, Nevada. The conveyance to GRANTEE was previously recorded as Document No. 523014 in Book 0901 at Page 4245. The property conveyed is more particularly described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

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Lot 1, in Block A, as set forth on the plat of PINENUT MANOR NO. 1 AND 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 16, 1980, as Document No. 45348 and by Certificate of Amendment recorded April 18, 1990, in Book 490, Page 2363, Document No. 224125.

APN: 1220-12-710-002

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.

> Witness my hand this \\ day of March, 2004.

GRANTOR:

GREGORY/L. AIXSON
Successor Trustee of the Eula

M. Rocha Revocable Trust u.t.d. 8/29/91 as amended

9/17/2001

ACKNOWLEDGEMENT

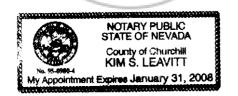
STATE OF NEVADA

SS.

COUNTY OF DOUGLAS

On March 1, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GREGORY L. HIXSON known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official



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