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REQUESTED BY  
Anderson + Dorn  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 MAR 26 AM 11: 27

WERNER CHRISTEN  
RECORDER

}  
} \$16.00 PAID CF DEPUTY  
}

**APN: 1220-16-117-012**

✓ **RECORDING REQUESTED BY:**  
Anderson & Dorn, Ltd.  
294 East Moana Lane, Suite B-27  
Reno, Nevada 89502

**AFTER RECORDING MAIL TO:**  
ROBERT G. HIGGINS and SUE A. HIGGINS  
1297 Jodi Court  
Gardnerville, Nevada 89410

**MAIL TAX STATEMENT TO:**  
ROBERT G. HIGGINS and SUE A. HIGGINS  
1297 Jodi Court  
Gardnerville, Nevada 89410

RPTT: \$0.00 Exempt ~~(6)~~ 4  
Exempt ~~(6)~~ 4 A transfer of title to or from a trust, if the transfer is made  
without consideration.

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ROBERT G. HIGGINS who took title as an unmarried man and SUE A.  
KNADLER a.k.a. SUE A. HIGGINS who took title as a widow,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ROBERT G. HIGGINS and SUE A. HIGGINS, husband and wife,  
as community property,

ALL that real property situated in the **County of Douglas**, State of  
Nevada, more particularly described in Exhibit "A", attached hereto and  
incorporated herein.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Conditions, Covenants, Rights, Rights of  
Way, and Easements now of record, if any.

0608445

BK0304PG12715

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 20<sup>th</sup> day of February, 2004.

*Robert G. Higgins*  
ROBERT G. HIGGINS

*Sue A. Knadler*  
SUE A. KNADLER

STATE OF NEVADA                    }  
  } ss:  
COUNTY OF WASHOE                }

This instrument was acknowledged before me, this  
20<sup>th</sup> day of February, 2004.  
by ROBERT G. HIGGINS and SUE A. KNADLER

*Sara Lee Fleischer*  
Notary Public



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BK0304PG12716

## **EXHIBIT "A"**

### **Legal Description:**

Lot 6 IN Block A as shown on the Final Subdivision Map #1003 for ASHLEY PARK, filed for record in the office of the County recorder of Douglas County, State of Nevada on June 2, 1995 in Book 695, Page 385 as Document No. 363385.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**APN: 1220-16-117-012**

**Property Address:** 1297 Jodi Court, Gardnerville, Nevada 89410

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BK 0304 PG 12717