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Anderson + Lord
IN OFFICIAL RECORDS OF
COURTAS OUL HEVADA

2004 MAR 26 AM 11: 30

WERNER CHRISTEN

RECORDER

PAID OF

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)

Exempt (6): 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 and SUE A. HIGGINS, husband and wife, as community property,

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

ROBERT G. HIGGINS and SUE A. HIGGINS, Trustees, or their successors in trust, under the HIGGINS LIVING TRUST, dated February 10, 2004 and any amendments thereto. It is the intent of the Grantors to maintain ownership of this asset as the Community Property of ROBERT G. HIGGINS and SUE A. HIGGINS.

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

0608446 BK0304PG12718 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.

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 day of February, 2004.

ROBERT G. HIGGINS

SUE. A HIGGINS, formerly known as

SUE A. KNADLER

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this

20th day of

. 2004.

by ROBERT G. HIGGINS and SUE A. HIGGINS

Notary Public

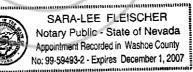


EXHIBIT "A"

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