

REQUESTED BY  
**MARQUIS TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

A.P.N. 1220-17-614-010  
Escrow No. 247065  
R.P.T.T. \$0 *if 6*

2004 APR 12 PM 3:14

When recorded Mail To:  
(Tax Statement Same)

WERNER CHRISTEN  
RECORDER

Bryan Walter Wagner  
1182 Manhattan Way  
Gardnerville, NV 89460

\$15.00 PAID *KJ* DEPUTY

### GRANT, BARGAIN AND SALE DEED

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged, BRYAN W. WAGNER and RACHELLE J. NICOLLE, Trustees of THE NICOLE-WAGNER FAMILY TRUST dated August 15, 2000, for the benefit of the Nicolle-Wagner Family and to the heirs and assigns of such Grantee forever,

do(es) hereby GRANT, BARGAIN, SELL and CONVEY to BRYAN WALTER WAGNER and RACHELLE JOYE NICOLLE, husband and wife as community property with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1220-17-614-010, specifically described as follows:

See "EXHIBIT A" attached hereto and made a part of.

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

WITNESS my hand this 7<sup>th</sup> day of April, 2004.

*[Signature]*  
BRYAN W. WAGNER, Trustee

*[Signature]*  
RACHELLE J. NICOLLE, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

On April 7, 2004, Bryan W. Wagner and Rachelle J. Nicolle personally appeared before me, a Notary Public, who acknowledged that they executed the above instrument.

*[Signature]*  
Notary Public

SUSAN LAPIN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-74683-5 - Expires March 21, 2006

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## EXHIBIT "A"

The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows:

### PARCEL 1

Lot 28, in Block G, as said lot and block are shown on the AMENDED MAP OF RANCHO ESTATES, filed in the Office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

Assessor's Parcel No. 1220-17-614-010

### PARCEL 2

All that certain lot, piece, parcel or portion of land situate, lying and being within the East 1/2 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot 28, Block G, as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and, the lands of Bing Construction Co. as described in Deed filed for record in Book 988, at Page 2125, as Document No. 186378, Official Records of Douglas County, Nevada; also being Assessor's Parcel Numbers 1220-17-614-010 and 1220-17-614-011 respectively and more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28, which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Rancho Estates, North 89°45'31" East, a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00°11'05" East, a distance of 24.00 feet; thence leaving said centerline extension, South 89°45'31" West, a distance of 206.21 feet; thence North 12°54'25" East, a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South line of said lot South 89°45'31" West, a distance of 170.63 feet to the Southeast corner of said lot and the TRUE POINT OF BEGINNING.

### EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of said Lot 28, which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Rancho Estates North 89°45'31" East, a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00°11'05" East, a distance of 24.00 feet; thence leaving said centerline extension South 89°45'31" West, a distance of 30.00 feet; thence North 00°11'05" West, a distance of 24.00 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 1220-17-614-011

NOTE: Per NRS 111.312, this legal description was previously recorded on May 15, 1998, as Document No. 439772, of Official Records. This Note will be removed from the Policy of Title Insurance

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