

22

REQUESTED BY  
*Charles Stone*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

Assessor's Parcel Number: 1420-21-801-002 2004 MAY 20 PM 12:58

**Recording Requested By:**

WERNER CHRISTEN  
RECORDER

✓ Name: CHARLES E. STONE, TRUSTEE \$ 22.00 PAID BC DEPUTY

Address: 3025 Vicky Lane

City/State/Zip Minden, NV 89423

R.P.T.T.: #3

Grant Deed Amendment  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

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AMENDMENT TO THE  
**GRANT, BARGAIN AND SALE DEED**

The herein referenced Grant Deed was duly executed and recorded in concert with the prevailing Statutes of the State of Nevada and the property transferred to the Ravco Trust, an Irrevocable Trust, on January 15, 2004, as reflected in the Douglas County Hall of Records, Document 0602123, Book 0104PG04644 and further recorded and Identified as APN 1420-21-801-002 in the Douglas County Assessors records, which recorded documents and records reflect Charles E. Stone as the Trustee.

In consideration of the demands of the Title Insurance Company in meeting the prerequisites of its related title insurance company policies, the Certificate of Irrevocable Trust, filed simultaneously with the Grant Deed on 1/15/04 but at the discretion of the county not recorded, is hereby recorded and made a part of the Grant Deed as originally intended; and to further satisfy the title company's internal requirements said Grant Deed is hereby amended to read:

hereby **GRANTS, CONVEYS AND WARRANTS** to the  
**RAVCO TRUST**  
**Charles E. Stone, Trustee**

Charles E. Stone | 5/20/04

RAVCO IRREVOCABLE TRUST

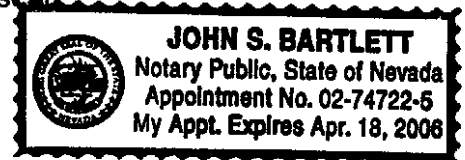
**Charles E. Stone**  
**Trustee**

**STATE OF NEVADA**  
**COUNTY OF DOUGLAS** } **SS**

On this 20th day of May, 2004, before me personally came and appeared Charles E. Stone, known, and known to me, to be the Trustee of the Ravco Irrevocable Trust and the individual described above, who executed the foregoing instruments.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

John S. Bartlett  
My Commission Expires: \_\_\_\_\_  
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16-

Assessor's Parcel Number: 1420-21-801-002

Recording Requested By:

✓ Name: CHARLES STONE, TRUSTEE

Address: 3025 Vicky Lane

City/State/Zip Minden, NV 89423

Real Property Transfer Tax: 0

3030

Exempt

REQUESTED BY  
CE Stone  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
2004 JAN 15 PM 3:33  
WERNER CHRISTEN  
RECORDER  
\$16.00 PAID BL DEPUTY

Grant Deed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

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# GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Vesta Fern Matzdorff**

hereby GRANTS, CONVEYS AND WARRANTS to the

**RAVCO TRUST**

the real property in the City of Minden, County of Douglas, State of Nevada described as 3.43 acres of real property and all exclusive related rights thereto, located at 3030 Vicky Lane, and further defined in the books and records of the County Assessor as parcel number APN 1420-21-002, together with all improvements now on the property, and all easements, appurtenances, and fixtures now a part of the property and more particularly described as follows, to-wit:

All that certain piece or parcel of land situate in Douglas County, State of Nevada, being defined in the county records as follows:

**Parcel I**

Parcel 2 as set forth on Parcel Map for J.W. Robinson et ux, filed for record in the Office of the County Recorder of Douglas County on April 27<sup>th</sup>, 1987 in Book 487, Page 2956 as Document No. 153734, of Official Records.

**Parcel II**

Exclusive easement for roadway and appurtenances thereto dated January 28<sup>th</sup>, 1981 by and between Jack M. Beauchamp et ux and John Williams Robinson. Recorded April 14, 1981, Book 481, Page 942, as Document No. 55378, of Official Records of Douglas County, State of Nevada.

Said property is further reflected in the Grant Deed to Vesta Fern Matzdorff dated October 19<sup>th</sup>, 1998 and Recorded in Book 1098, Page 4871 as Document No. 0452450.

Together with all grantor's right, title and interest in and to all streets, alleys and rights of way adjacent to said property and all easements, rights and appurtenances thereto.

Grantor hereby covenants with grantee that the property is free from all encumbrances except those to which this conveyance is expressly made subject and that grantor will warrant and defend the property against any and all lawful claims of all persons.

WITNESS THE HAND OF SAID GRANTOR AS OF THIS 12<sup>TH</sup> DAY OF JANUARY, 2004

GRANTOR: VESTA FERN MATZDORFF

BY

*Vesta Fern Matzdorff*  
VESTA FERN MATZDORFF

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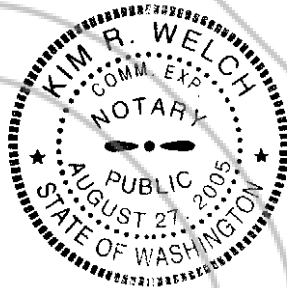
STATE OF WASHINGTON }  
COUNTY OF CLARK } SS

On this 12 day of January, 2004, before me personally came and appeared Vesta Fern Matzdorff, known, and known to me, to be the individual described above, who executed the foregoing instrument, and who duly acknowledged to me that she was of sound mind, fully understood all related provisions contained in the Grant Deed being executed and had consulted appropriate professional counsel in all related areas of concern for purpose of understanding the contents contained therein and were consummating this transaction with the full knowledge and agreement with the prevailing terms contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kim R. Welch

My Commission Expires: 8-27-2004



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# Certificate of Trust

## The **RAVCO TRUST**

### Am Irrevocable Trust

Vesta Fern Matzdorff, a resident of Minden, Nevada, being first duly sworn affirms the following facts pursuant to the provisions of the RCW of the State of Washington in general and more particularly those provisions of the "Washington Trust Act."

- A. That on January 12<sup>th</sup>, 2004, she executed a trust document entitled the RAVCO Irrevocable Trust, and this trust document has not been amended since its execution so as to make any representations made herein incorrect.
- B. That Vesta Fern Matzdorff is the Grantor of the RAVCO Trust
- C. That Charles E. Stone is the irrevocable permanent Trustee of the RAVCO Trust responsible for carrying out the provisions of the Declaration of Trust to invest and manage the corpus of the trust. The Trustee shall have all absolute authority and power enumerated in the provisions of the Trust agreement, which enumerated provisions shall prevail in all circumstances, except where expressly circumvented by specific applicable laws of the State of Washington.
- D. Pursuant to the Trust Instrument, the Trustee has the following powers in dealing with assets of the Trust:

The irrevocable powers granted by the Ravco Trust agreement and by law, shall include, but not be limited to, the following specific powers with respect to the Trust, to be exercised from time to time at the Trustee's discretion:

#### **Financial Management**

- 1 - To open Bank Accounts, to pay obligations, to receive all bank statements and Corpus related correspondence from all sources and to review their contents to assure conformity with the prevailing terms and conditions; to pledge Trust assets as collateral for loans in financing and investment transactions, or to meet the needs of the Trust as defined by the Trustor in the provisions of the Trust and to generally consider, negotiate and consummate any agreements related to the Trust; plus other provisions as delineated in any subsequent related written agreements between the Trust and third parties.
- 2 - To invest and reinvest all cash income generated by the Corpus in short-term interest bearing financial instruments, stocks, bonds, mutual funds, annuities or insurance products, land, income property or real estate development projects;
- 3 - To acquire whatever financing is most appropriate from time to time to meet the cash-flow requirements of the Trust in its property management, property development, property acquisitions, property sales, leasing, improvements or maintenance activities.
- 4 - To maintain books of accounting, that reflect the income and expenditures of the Trust during each period.
- 5 - To retain an external CPA to reviewing the consolidated annual books of accounting for the prior calendar year and preparing a set of year-end financial statements reflecting the Trusts balance sheet, income statement and cash-flow statement.
- 6 - To file the appropriate required regulatory information.

# **THE RAVCO TRUST Certificate**

## **Property Management**

The Trust assumes full responsibility for the maintenance of all said properties, and for all normal cost running with said property, including, but not limited to, property taxes, registrations, licensing fees, registrations, insurance, income taxes and all other related costs. These can included, but are not limited to:

- 1 - To lease, rent, insure, repair, improve or sell any of the real and personal property of, or for, the Trust as the Trustee may deem advisable to be in the best interests of the RAVCO Trust and its beneficiary Trusts RV1, RV2 and HWG;
- 2 - To obtain mortgage financing on any real property in the Corpus of the Trust as becomes necessary to meet the on-going cash-flow obligations in the administration of the Trust as herein defined.
- 3 - To retain the contract personnel necessary to manage and implement the Trust Management, Administrative and Asset Growth Plan.
- 4 - To sell or otherwise liquidate, or to continue to operate at his discretion, any real or personal property, corporation, partnership or other business interest which may be received by the Trust.

All operating costs and taxes will be paid from the investment residues of the Trust, or financing arranged by the Trustee if it becomes necessary from time to time to subsidize costs or taxes. Any financing will be charged back against future investment residues and credited to the accounts of the Corpus if such subsidies cause a reduction of the value of the Corpus. Said Costs to be paid from financing arranged by the Trustee using Trust property as collateral where necessary.

## **Property Development**

To originate or participate in land acquisitions, land developments, facility developments or any related activities pertinent to thereto for the primary benefit of the Trust.

## **Mortgages, Pledges and Deeds of Trust**

To enforce any and all mortgages, pledges and deeds of Trust held by the Trust.

## **Property Purchases or Sales**

To purchase at any sale thereunder any such real estate or personal property subject to any mortgage, pledge or deed of Trust that are congruent with the provisions of this Trust Agreement, or to sell such real estate or personal property as is deemed in the best interest of the Trust, in conformity with the defined Corpus Management Plan.

## **Attorneys, Advisors and Contract Agents**

To employ and to pay from the Trust reasonable compensation to such attorneys, accountants, investment, tax and other advisors, brokers, property managers, A&E personnel, etc. and as he shall deem advisable to meet the objectives of the Trust. All parties shall be paid directly from the consolidated liquid assets of the Trust.

**THE RAVCO TRUST Certificate**

**Litigation**

To initiate or defend, at his discretion, any litigation affecting the Trust.

**Adjustment of Claims**

To negotiate, to arbitrate, to compromise or to release or otherwise adjust, with or without compensation, any and all claims affecting the Trust estate.

These are specifically delineated powers, and any other powers required to successfully achieve the objectives of the Corpus Management Plan are hereby conferred upon the Trustee, along with those conferred by the State of Washington.

- E. The RAVCO Trust shall not be terminated before 2025, or later depending on the life span of the Grantor.
- F. Title to the assets in the Trust is to be taken in the name of the RAVCO Trust.
- G. The identifying number of the Trust is the Social Security Number of the Trustee.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Vesta Fern Matzdorff 1-12-04  
Date

Vesta Fern Matzdorff  
Trustor

Charles E. Stone 1/12/04  
Date

Charles E. Stone  
Trustee



STATE OF WASHINGTON

) ss:

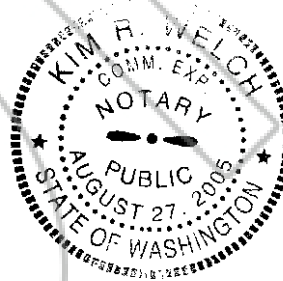
COUNTY OF CLARK

On this 12 day of January/2004, before me personally came and appeared Charles E. Stone, known, and known to me, to be the individual described above, who executed the foregoing instruments, and who duly acknowledged to me that he was of sound mind, fully understood all related provisions contained in the Trust documents being executed and had consulted appropriate professional counsel in all related areas of concern for purpose of understanding the contents contained therein and were consummating this transaction with the full knowledge and agreement with the prevailing terms contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kim R. Welch

My Commission Expires: 8-27-2005



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