REQUESTED BY

A.P.N. # 1219-14-001-001

R.P.T.T. \$ 2570.10
ESCROW NO. 040701236
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
578 LEEALAN DRIVE
GARDNERVILLE, NEVADA

89460

Stewart Title of Dougles County IN OFFICIAL RECORDS OF DOUGLAS CO., MEYADA

2004 JUN -2 PM 3: 40

WERNER CHRISTEN
RECORDER
PAID K J DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: T_{hat} CHARLES W. WARD AND STEPHENIE J. WARD, TRUSTEES OF THE WARD 1994 TRUST

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RICHARD WAYNE ZIGLER A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY ANDLUIGI TALINI, A SINGLE MAN, EACH AS TO A 50% INTEREST AS TENANTS IN COMMON

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

DATE: May 13, 2004

WARD 1994 TRUST

CHARLES W. WARD

TRUSTEE

STEPHENIE J. WARD

TRUSTEE

STATE OF [Wack] ss.

COUNTY OF _______ US

L. HENDRICK

Notery Public - State of Nevada Appointment Recorded in Douglas County No. 93-2710-5 - EXPIRES APRIL 29, 2005

This instrument was acknowledged before me on 5-17-04
hv. CHARLES W. WARD and STEPHENIE J.

WARD

Signature_

Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

0614982 BK0604PG01155

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040701236

The land referred to herein is situated in the State of Nevada, County of Douglas City of GARDNERVILLE described as follows:

All that certain lot, piece or parcel of land situate, lying and being within the Northwest 1/4 of the Northwest 1/4 of Section 14 and the Northeast 1/4 of the Northeast 1/4 of Section 15, all in Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the North 1/4 corner of aforesaid Section 14 as shown on the Record of Survey for MYRON L. and BEVERLY R. NEWELL, filed for record in Book 184 at Page 309 as Document No. 93919, Official Records of Douglas County, Nevada; thence South 00°19'01" East a distance of 20.00 feet to a point on the Southerly right-of-way line of Centerline Lane; thence along said line South 89°52'00" West a distance of 1,648.48 feet to the TRUE POINT OF BEGINNING; thence leaving said line South 60°35'02" West a distance of 834.88 feet; thence South 64°00'39" West a distance of 251.84 feet; thence North 24°29'37" West a distance of 568.83 feet to a point on the Southerly right-of-way line of Centerville Lane; thence along side line North 89°52'00" East a distance of 1,189.45 feet to the TRUE POINT OF BEGINNING.

Reference is made to adjusted Parcel B, as set forth on Record of Survey for JOY WHIPPLE, filed for record in the Office of the County Recorder, Douglas County, Nevada on July 27, 1992, in Book 792, Page 4440 as Document No. 284275.

APN 1219-14-001-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 27, 2003, BOOK 0303, PAGE 13271, AS FILE NO. 0571500, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."