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APN: 1220-15-410-042

Recording Requested By:
Robert P. Huckaby, Attorney at Law

REQUESTED BY
Robert Huckaby
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUL 27 AM 8:38

When Recorded Mail To:

✓
James L. Rix
576 Alpine Drive
South Lake Tahoe, CA 96150

WERNER CHRISTEN
RECORDER

\$14⁰⁰ PAID K2 DEPUTY

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 6

THIS INDENTURE WITNESSETH: That JAMES RIX, an unmarried man,
in consideration of \$10.00 or other valuable consideration, the receipt of which is hereby
acknowledged, does hereby Grant, Bargain, Sell and Convey
to JAMES L. RIX as Trustee of the JAMES RIX FAMILY TRUST (created by a Trust
Instrument dated April 30, 2004), and to the heirs and assigns of such Grantee
forever,

all that real property situated in the County of Douglas, State of Nevada, commonly
known as 1472 Langley Drive, Gardnerville, Nevada, more particularly described as
Lot 21, Block O, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4,
filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967,
as Document No. 35914,

Assessors Parcel No. 1220-15-410-042,

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.

Mail tax statements to Grantee at address shown above.

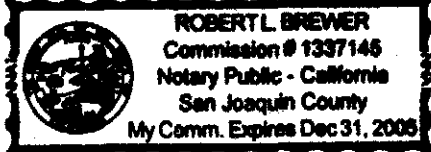
Dated: April 30, 2004

James Rix
James Rix

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) SS.

On April 30, 2004 before me, ROBERT L. BREWER, Notary Public,
personally appeared James Rix, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same in his authorized capacity, and that,
by his signature on the instrument, the person or the entity upon behalf of which he acted
executed the instrument.

Witness my hand and official seal.



Robert L. Brewer
Notary Public

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