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REQUESTED BY
Anderson & Dorn Ltd
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1220-22-310-152

2004 JUL 30 AM 10: 03

RECORDING REQUESTED BY: }
✓ Anderson & Dorn, Ltd. }
294 East Moana Lane, Suite B-27 }
Reno, Nevada 89509 }

WERNER CHRISTEN
RECORDER
\$16 PAID KJ DEPUTY

AFTER RECORDING MAIL TO: }
Karen Keebaugh Nelson }
2796 Squires Street }
Minden, NV 89423 }

MAIL TAX STATEMENT TO: }
Karen Keebaugh Nelson }
2796 Squires Street }
Minden, NV 89423 }

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,

KAREN SUE KEEBAUGH, also known as KAREN KEEBAUGH NELSON, who took title as a single woman,

FOR NO CONSIDERATION, does hereby Grant, Bargain, Sell and Convey unto:

Karen Sue Keebaugh, also known as Karen Keebaugh Nelson, as Successor Trustee of the CHARLES R. KEEBAUGH and KAREN SUE KEEBAUGH REVOCABLE TRUST, created June 7, 1993

All her remaining interest in that real property situated in the **County of Douglas**, State of California, and described more particularly described in Exhibit "A", attached hereto and incorporated herein together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- 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.

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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.

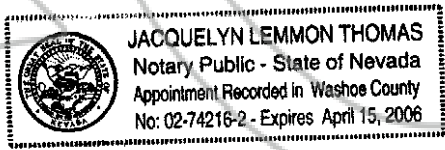
WITNESS my hand, this 22nd day of July, 2004.


KAREN SUE KEEBAUGH


STATE OF NEVADA }

COUNTY OF WASHOE } ss

On July 22nd, 2004, before me, JACQUELYN LEMMON THOMAS, a Notary Public, in and for said County and State personally appeared CURTIS A. NELSON and KAREN KEEBAUGH NELSON, Trustors and Trustees personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.


Notary Public

MY Commission Expires: 4/15/2006

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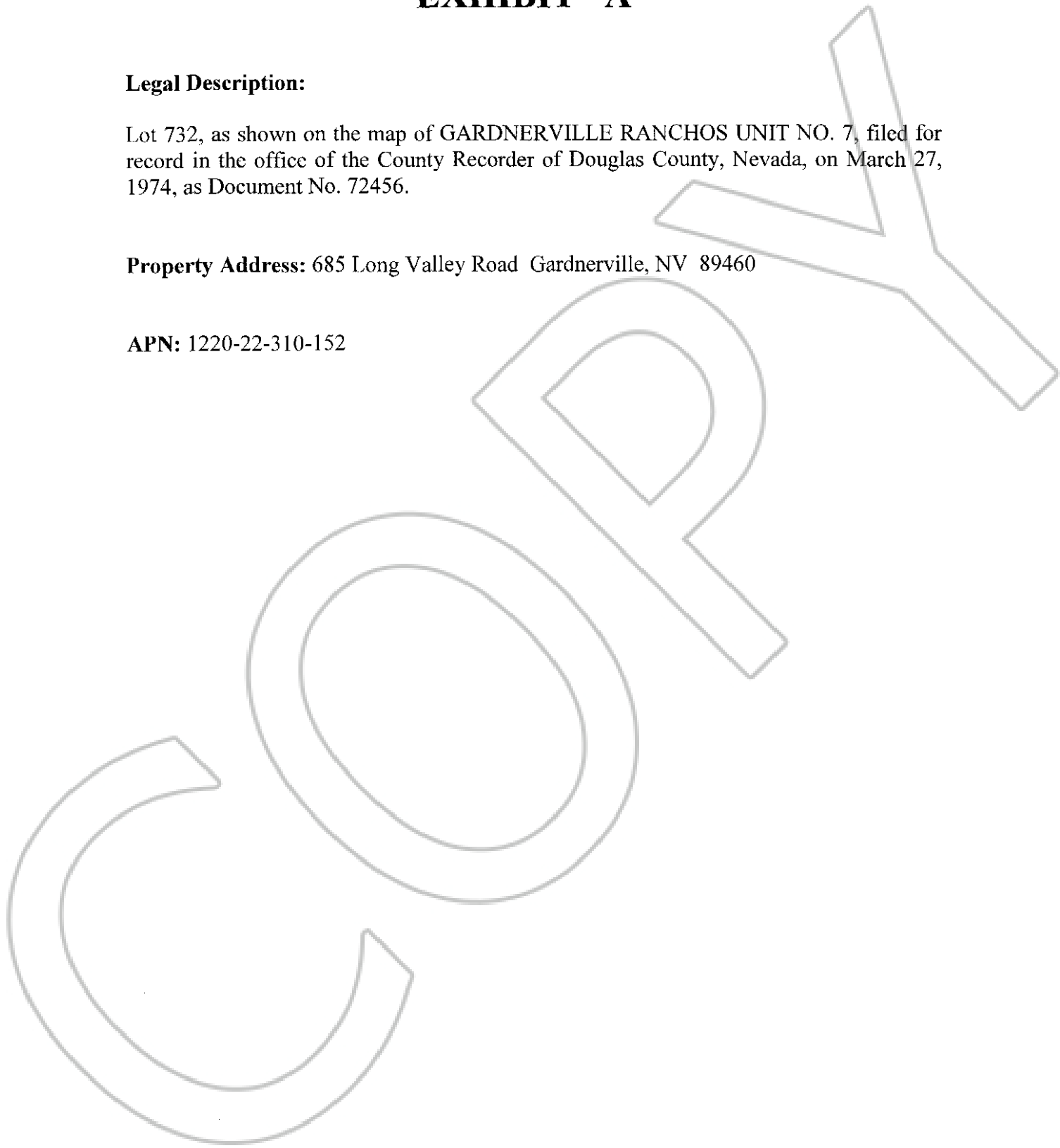
EXHIBIT "A"

Legal Description:

Lot 732, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Property Address: 685 Long Valley Road Gardnerville, NV 89460

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