

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

2004 AUG -6 PM 2: 58

WERNER CHRISTEN
RECORDER

16 PAID KZ DEPUTY

A.P. N.: 1318-03-212-072
Escrow No.: 04-50355-KP
R.P.T.T.: Exempt #6

WHEN RECORDED MAIL TO:
Mr. John A. Kouzoujian
15483 Regis Court
Granger, IN, 46530

GRANT, BARGAIN and SALE DEED

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

John A. Kouzoujian, a married man as his sole and separate proeprty, who acquired title as an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

John A. Kouzoujian, Trustee of the The John A. Kouzoujian 2004 Revocable Trust Agreement dated May 25, 2004

the real property situate in the County of , State of Nevada, described as follows:

Lot 176, as shown on the map of SKYLAND SUBDIVISION NO. 3, filed in the office of the County Recorder of Douglas County, Nevada , on February 24, 1960, as Document No. 15653

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

Date: 6/16/04
John A. Kouzoujian
John A. Kouzoujian
State of NEVADA }
County of DOUGLAS } ss:

On JUNE 16, 2004
Before me, a Notary Public, personally appeared
JOHN A. KOUZOUJIAN

[] personally known to me -or- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



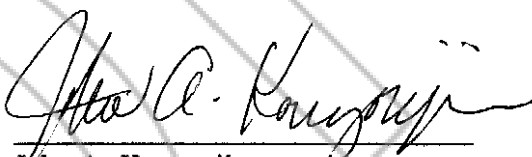
WITNESS my hand and official seal
[Signature]
NAME (TYPED OR PRINTED)

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AFFIDAVIT OF JOHN A. KOUZOUJIAN

The undersigned, John A. Kouzoujian, being duly sworn on his oath, does hereby allege and state as follows:

1. I am a competent adult individual residing in St. Joseph County, Indiana.
2. I married Wanda A. Kouzoujian ("Wanda") on April 26, 1996.
3. On April 24, 1996, prior to our marriage, we executed a Pre-Marital Agreement, the terms and provisions of which *inter alia* provided that Wanda disclaimed and released any and all right, title, and interest that she might have in and to a certain parcel of real estate that I owned prior to my marriage to her, namely a parcel of real estate commonly known and referred to as 142 Willow Zephyr Cove, Nevada.
4. Said Marital Agreement has never been revoked and remains in full force and effect.
5. Pursuant to a certain Trust agreement that I executed on May 25, 2004, commonly known and referred to as the John A. Kouzoujian 2004 Revocable Trust Agreement ("Trust"), I am both the grantor/settlor, as well as, the beneficiary of the Trust during my lifetime. A copy of the first page of the Trust is attached hereto as Exhibit A.
6. For estate planning purposes, I am interested in transferring my individual ownership interest in the real estate described in paragraph 3 to the Trust.



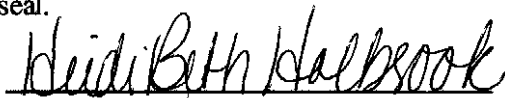
 John A. Kouzoujian

STATE OF INDIANA)
 Elkhart) SS:
 ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John A. Kouzoujian, and acknowledged the execution of the foregoing Affidavit on the 22 day of July, 2004.

WITNESS MY HAND and official seal.

My commission expires:
June 3, 2011


 _____, Notary Public
 Residing in St. Joseph County
Elkhart

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HEIDI BETH HOLBROOK, Notary Public
 Elkhart County State of Indiana
 My commission expires: June 3, 2011

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JOHN A. KOUZOUJIAN
2004 REVOCABLE TRUST AGREEMENT

Thomas C. Sopko
Attorney at Law
5th Floor-Plaza Building
210 S. Michigan Street
South Bend, IN 46601

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