

REQUESTED BY

MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A.P.N. 1220-21-710-042
Escrow No. 247190
R.P.T.T. \$975.00

2004 SEP 14 PM 2:40

When recorded Mail To:
(Tax Statement Same)

WERNER CHRISTEN
RECORDER

Brian & Erin Frias
1370 Leonard Road
Gardnerville, NV 89460

\$ 14.00 PAID kg DEPUTY

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **TIMOTHY LEE MANNING**, an unmarried man

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to **BRIAN ROBERT FRIAS** and **ERIN ELIZABETH FRIAS**, husband and wife as joint tenants,

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number **1220-21-710-042**, specifically described as follows:

Lot 526, 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, in Book 374, Page 676, as Document No. 72456.

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

WITNESS my hand this 13 day of August, 2004.




TIMOTHY LEE MANNING

STATE OF NEVADA
COUNTY OF DOUGLAS

On August 13, 2004, Timothy Lee Manning personally appeared before me, a Notary Public, who acknowledged that he executed the above instrument.



Notary Public

 **SUSAN LAPIN**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-74683-5 - Expires March 21, 2006

0624113

BK0904PG05058