

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 SEP 16 PM 2:46

WERNER CHRISTEN
RECORDER

\$ 4200 PAID se DEPUTY

APN: 1418-34-401-004

Recording Requested By:

Name: WESTERN TITLE CO.

Street Address: 1626 HWY 395

City/St/Zip: MINDEN, NV 89423

R.P.T.T. \$ #6
00297-99

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

COVER SHEET

TYPE OF DOCUMENT

WARRANTY DEED

This page added to provide additional information required by NRS 111 312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

0624297
BK 0904 PG 06198

Warranty Deed

THIS INDENTURE, Made this 10th day of September, 2004, BY AND BETWEEN, Hyla Holmes Berteau, Trustee of the Hula Holmes Berteau Separate Property Revocable Trust dated July 29, 1982 hereinafter known as Grantor(s) AND, Richard Berteau and Hyla Holmes Berteau, Trustees of the Berteau Family Trust dated December 13, 2000, as amended hereinafter known as Grantee(s)

WITNESSETH

That said Grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS, (\$ 10.00)

and Other Good and Valuable Consideration by the Grantee(s), the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the Grantees(s), and to the heirs and assigns of the Grantee(s) FOREVER, all that certain piece or parcel of land situate and being in the City of ZEPHYR COVE County of DOUGLAS and State of NEVADA and described as follows, to-wit: (Set forth legal description of real property and commonly known address if known)

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

ASSESSOR PARCEL NO. (APN#) 1418-34-401-004

Together with all and singular the hereditament and appurtenances therunto belonging or in anyway appertaining: To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said Grantee(s), and to the heirs and assigns of the Grantee(s), FOREVER, And the Grantor(s), for the heirs, executors administrators, of the Grantor(s) does covenant, grant, bargain and assigns, that at the time of the delivery of these presents the Grantor(s) is well seized of the above granted premises in fee simple; that they are free from all encumbrances whatever and that the Grantor(s) will, and the heirs, executors and administrators of the Grantor(s) shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, I/We have hereunto set my hand/or hands this 13 day of Sept, 2004

Hyla Holmes Berteau, Trustee of the Hula Holmes Berteau Separate Property Revocable Trust dated July 29, 1982

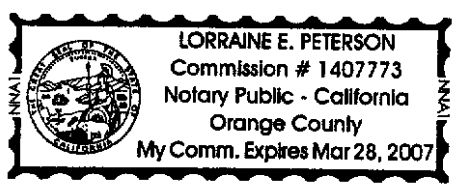
[Signature of Hyla Holmes Berteau] Hyla Holmes Berteau, Trustee

90297-99

STATE OF))
COUNTY OF ORANGE) SS.
This instrument was acknowledged before me on the 13th day of SEPTEMBER, 2004
By Hyla Holmes Berteau

RECORDING REQUESTED BY AND MAIL TO
NAME Berteau
ADDRESS 173 Shorecliff Rd.
CITY/ST/ZIP Corona del mar, CA 92625
IF APPLICABLE MAIL TAX STATEMENTS TO
NAME Same
ADDRESS
CITY/ST/ZIP

[Signature of Lorraine E. Peterson]
Signature or Notarial
LORRAINE E. PETERSON, Notary Public
Title and Rank
My commission expires March 28, 2007



THIS SPACE FOR RECORDERS USE ONLY
0624297
BK 0904 PG 06199

EXHIBIT "ONE"

ALL THAT PORTION OF LOT 4, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT THE MOST NORTHWEST CORNER OF PARCEL 1B, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 22, 1971, AS DOCUMENT NO. 56005. THENCE SOUTH 89°56'12" EAST 216.62 FEET; THENCE SOUTH 00°03'48" WEST 163.82 FEET; THENCE NORTH 89°56'12" WEST 82.00 FEET; THENCE NORTH 39°20'55" WEST 212.04 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH THE RIGHT TO USE IN COMMON THE REASONABLE USE OF A BREACH, AND EASEMENTS AND RIGHTS OF WAY AS SUCH RIGHTS WERE RESERVED IN AGREEMENT RECORDED IN BOOK 85, AT PAGE 57, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH THE RIGHT TO USE IN COMMON WITH OTHERS SO ENTITLED THAT RIGHT OF WAY DESCRIBED IN DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA IN BOOK 9, PAGES 224, 226 AND 227 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA RECORDS, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PARCEL OF REAL PROPERTY.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREPARED BY RONALD W. TURNER, PLS TURNER & ASSOCIATES, WHOSE MAILING ADDRESS IS POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

Assessor's Parcel No: 1418-34-401-004

0624297

BK 0904 PG 06200

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

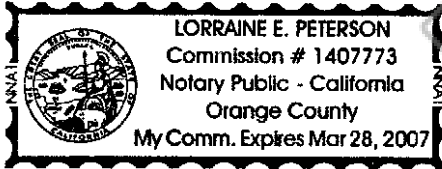
State of California }
County of ORANGE } ss.

On SEPT. 13, 2004 before me, LORRAINE E. PETERSON, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared HYLA BERTEA
Name(s) of Signer(s)

personally known to me
 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.

Lorraine E. Peterson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 10th of Sept, 2004 Number of Pages: 1

Signer(s) Other Than Named Above: RICHARD BERTEA

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

0624297

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