

A.P. No. 1318-15-111-030  
Escrow No. 141-2157759-CD/WDB  
R.P.T.T. \$2,925.00

WHEN RECORDED MAIL TO:  
Bernard Tse and Cynthia Tse  
30 Bel Aire Court  
Hillsboro, CA 94010

MAIL TAX STATEMENT TO:  
30 Bel Aire Court  
Hillsboro, CA 94010

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 SEP 17 PM 1:06

WERNER CHRISTEN  
RECORDER

\$160<sup>00</sup> PAID *AK* DEPUTY

**GRANT, BARGAIN and SALE DEED**

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

William D. Johnson and Judith A. Johnson, as Trustee of the 1992 Johnson Family Trust  
under Revocable Trust Agreement dated June 10, 1992

do(es) hereby *GRANT, BARGAIN and SELL* to

Bernard Tse and Cynthia Tse, Trustees under the Bernard Tse and Cynthia Tse 1981  
Trust established the 26th day of June 1981, as restated July 25th, 1990

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

**PARCEL 1**

**LOT 81 AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD UNIT NO. 2, A  
CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER,  
DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.**

**PARCEL 2.**

**THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO  
AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREA" ON  
THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.**

**PARCEL 3.**

**AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET  
FORTH IN BOOK 377 AT PAGE 417 THROUGH 421, OF THE REAL PROPERTY  
DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE,  
DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11,  
1974, IN BOOK 374 OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 9, 1977, IN BOOK 377 OF  
OFFICIAL RECORDS AT PAGE 411, AS LIMITED COMMON AREA AND THEREBY  
ALLOCATED TO THE UNIT DESCRIBED IN PARCEL 1, ABOVE, AND EXCEPTING NON-  
EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT  
ENCROACHMENTS, MAINTENANCE AND REPAIRS OVER THE COMMON AREAS AS  
DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS.**

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**PARCEL 4.**

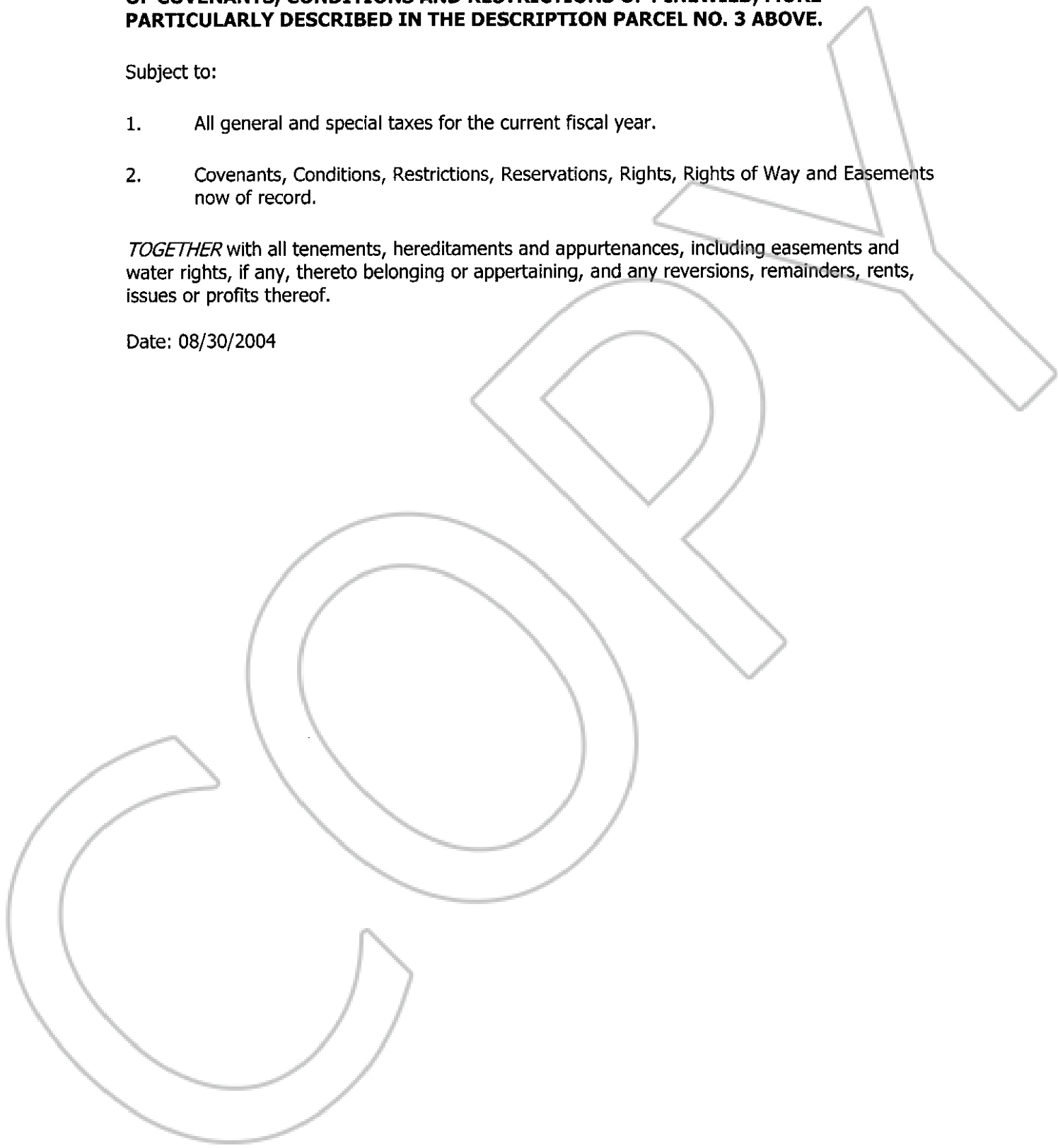
**NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION PARCEL NO. 3 ABOVE.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 08/30/2004



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William D. Johnson and Judith A. Johnson,  
as Trustees of the 1992 Johnson Family  
Trust under Revocable Trust Agreement  
dated June 10, 1992

*William D. Johnson Trustee*  
\_\_\_\_\_  
William D. Johnson, Trustee

*Judith A. Johnson Trustee*  
\_\_\_\_\_  
Judith A. Johnson, Trustee

STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF         )  
**DOUGLAS**

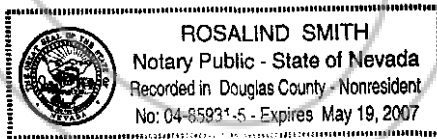
This instrument was acknowledged before me on  
9-3-04 by  
**William D. Johnson and Judith A. Johnson.**

*Rosalind Smith*  
\_\_\_\_\_

Notary Public

(My commission expires: 5-19-07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
08/30/2004 under Escrow No. 141-2157759



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