

15'

OFFICIAL RECORD
Requested By:
BRIAN GRASBERGER

APN: 1318-15-111-046
RPTT \$0

WHEN RECORDED MAIL TO:
DAVID G. FINKELSTEIN
Anderlini, Finkelstein, Emerick & Smoot
400 So. El Camino Real, Suite 700
San Mateo, CA 94402

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0305 PG- 1764 RPTT: # 5



SPACE ABOVE THIS LINE FOR
RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIAN L. GRASBERGER, a married man, as his sole and separate property

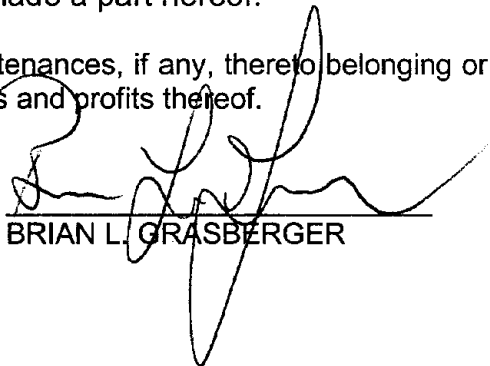
do hereby GRANT, BARGAIN SELL and CONVEY to BRIAN L. GRASBERGER and LINDA J.K. GRASBERGER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.


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

Dated: March 2, 2005

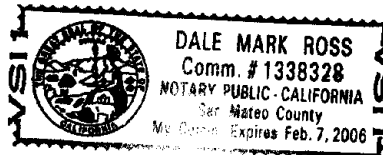

BRIAN L. GRASBERGER

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) ss.

This instrument was acknowledged before me on
March 1, 2005 by Brian L. Grasberger



Notary Public



(This area for official notarial seal)

Exhibit A

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

PARCEL 1

Unit 97, 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, in Book 1073, Page 1058, as Document No. 69660

PARCEL 2

The exclusive right to the use and possession of those certain patio areas adjacent to said unit 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, Page 417, 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 Official Records, at Page 193, and Supplement to Amended Declaration 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 No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

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 of Parcel No. 3, above.

