

15'

DOC # 0639799
03/23/2005 12:48 PM Deputy: KLJ
OFFICIAL RECORD
Requested By:
JOHN J SEDDON III

A.P.N. 1219-36-002-012

Recordation requested by:
Chris H. Gansberg, Jr. and
Faye E. Gansberg

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0305 PG- 9962 RPTT: # 4



After recordation, return Deed and
mail future property tax statements to
the following address of Grantee:

✓ Chris H. Gansberg, Jr. and
Faye E. Gansberg
2277 Foothill Road
Markleeville, CA 96120

GIFT DEED

As a gift, without consideration, Tami Ellen Seddon, formerly Tami Ellen Westre, and her current husband, John J. Seddon III ("Grantor"), hereby grant, bargain and sell to Chris H. Gansberg, Jr. and Faye E. Gansberg, husband and wife, as community property with right of survivorship ("Grantee"), one-half (1/2) of their entire right, title, and interest in the real property situated in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter of Section 31 and a portion of the Northeast one-quarter of the Southeast one-quarter (NESE) of Section 36, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Lot 2 as shown on Final Subdivision Map #2012 for Gansberg Estates recorded October 28, 1997 in the office of Recorder, Douglas County, Nevada in Book 1097, at Page 5456, as Document No. 425008, containing 7.16 acres, more or less.

This conveyance is subject to the following liens and encumbrances:

1. The lien of real property taxes and assessments for the fiscal year July 1, 2004, through June 30, 2005.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record as of the date of this Gift Deed.

This conveyance includes any and all water and water rights, ditch and ditch rights, reservoir and reservoir rights, minerals and mineral rights, development rights, grazing

permits, and storage rights appurtenant to the interest in the real property being conveyed, the other tenements, hereditaments, and appurtenances of the interest in the real property being conveyed, and the rents, issues, and profits thereof.

John J. Seddon III, husband of Tami Ellen Seddon, formerly Tami Ellen Westre, is joining in the execution of this conveyance for the purpose of acknowledging that he is transferring any community property or other interest that he may have in the interest in the real property being conveyed, and for the purpose of evidencing his intention that the Grantee named above shall acquire full interest in the interest in the real property being conveyed pursuant to this Gift Deed.

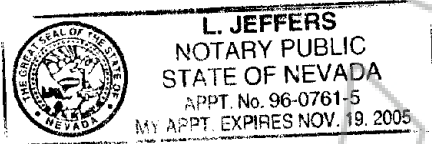
Dated this 3 day of March, 2005.

Tami Ellen Seddon
Tami Ellen Seddon, formerly Tami
Ellen Westre

John J. Seddon III
John J. Seddon III

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Gift Deed was acknowledged before me on 3-5, 2005, by John J. Seddon III and Tami Ellen Seddon, formerly Tami Ellen Westre, husband and wife.



L. Jeffers
Notary Public