

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

A.P. No. 1220-25-501-018
Escrow No. 142-2199046-NMP/WS
R.P.T.T. \$0.00 Exempt 5

WHEN RECORDED RETURN TO:
Tammy L. Rathburn
1966 Rockbottom Road
Gardnerville, NV 89410

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0405 PG- 3324 RPTT: # 5

MAIL TAX STATEMENTS TO:
Same as Above



GRANT, BARGAIN and SALE DEED

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

David Swab, a married man and spouse of the grantee

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

Tammy . Rathburn, a married woman as her sole and seperate property

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

See Exhibit "A" Attached hereto and made a part hereof

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST David Swab MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Tammy L. Rathburn.

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: 03/17/2005

David Swab 4/8/05 *DMS*


David Swab



STATE OF ~~NEVADA~~ California
COUNTY OF DOUGLAS Nevada

This instrument was acknowledged before me on
April 5, 2005 by Julie Gilbreath, notary public
David Swab

Julie Gilbreath
Notary Public
(My commission expires: 9-28-07)

 JULIE GILBREATH
Comm. # 1384693
NOTARY PUBLIC - CALIFORNIA
San Joaquin County
My Comm. Expires Jan. 23, 2007

COPY



DESCRIPTION

EXHIBIT "A"

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

Parcel 1:

That portion of the Northeast Quarter of the Northeast Quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of said Section 25; thence Northerly along the East 1/16th line, a distance of 150.00 feet; thence leaving said line North 84°30'00" East, a distance of 222.00 feet to the beginning of a tangent curve to the left, having a radius of 1,050.00 feet and a central angle of 06°30'000; thence Northeasterly along said curve an arc distance of 119.12 feet; thence South 15°00'00" East, a distance of 196.08 feet to a point in the South line of said Northeast Quarter of the Northeast Quarter; thence Westerly along said South line, a distance of 389.40 feet; more or less, to the point of beginning.

Per NRS 111.312, this legal description was previously recorded on October 10, 2000 in Book 1000 Page 1750 as Document No. 501141 of Official Records.

Parcel 2:

Lot 1, Section 25, Township 12 North, Range 20 East, Mount Diablo Meridian, in the County of Nevada, State of Nevada, as described in a Patent from the United States of America recorded May 22, 2003 in Book 0503 Page 11845 as Document No. 577719 of Official Records of said Douglas County.

Parcel 3:

Right-of-way to construct, operat, maintain an access road across public lands as set forth in righ-of-way grant, serial number N-66476 issued by the United States Bureau of Land Management, recorded on October 10, 2000, in Book 1000, Page 1743, as Document No. 501140, Official Records of Douglas County, Nevada.

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