

A.P.N.: 1023-07-002-011
File No: 143-2203127 (MK)
R.P.T.T.: \$312.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0405 PG- 3732 RPTT: 312.00



When Recorded Mail To: Mail Tax Statements To:
John Sanders and Renee Sanders
3931 Simmons Road
Turlock CA 95380

GRANT, BARGAIN and SALE DEED

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

Donald L. Baxter, a married man as his sole and separate property and Betty West, a widow

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

John S. Sanders, as Trustee of The John and Renee Sanders Revocable Trust 1998 Truste and Amended 2001

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

Parcel 1:

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 7, Township 10 North, Range 23 East, M.D.M.

Parcel 2:

Easements for ingress and egress as created by those certain deeds recorded February 26, 1975 in Book 275, Page 763 as Document No. 78504 and in Book 275, Page 764 as Document No. 78505 of Official Records.

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: 04/06/2005

Donald L. Baxter

Donald L. Baxter

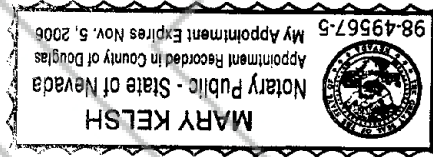
Betty West

Betty West

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

This instrument was acknowledged before me on April 8, 2005 by **Donald L. Baxter and Betty West.**

Mary Kelsh
Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 06, 2005** under Escrow No. **143-2203127.**

