


16

This document prepared by (and after recording return to):  
Name: C. Andrew Nielsen  
Firm/Company:  
Address: PO Box 11256  
Address 2: 121 A Holly Lane  
City, State, Zip: Zephyr Cove, NV 89448  
Phone: 775-586-8950

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0505 PG-02784 RPTT: 1404.00  


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Assessor's Parcel No. =1318-23-212-067

**GRANT, BARGAIN, SALE DEED**  
(Individual to Individual)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Lynn L. Hickman, an Individual, unmarried, as to an undivided 40.00% interest, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto C. Andrew Nielsen, unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

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

Prior instrument reference: Book 0902, Page 00466, Document No. 0551344, and Document No. 507998 of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 6 day of May, 2005.

Lynn L. Hickman  
Grantor  
Lynn L. Hickman

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on May 6, 2005, (date) by  
Lynn L. Hickman (name(s) of person(s)).

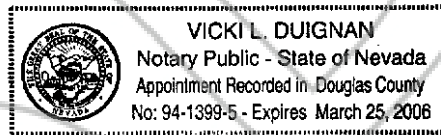
Vicki L. Duignan  
Notary Public

Printed Name: VICKI L. DUIGNAN

(Seal)

My Commission Expires:

March 25, 2006



**Grantor(s) Name, Address, phone:**

Lynn L. Hickman  
PO Box 806  
Zephyr Cove, NV  
89448

**Grantee(s) Name, Address, phone:**

C. Andrew Nielsen  
PO Box 11256  
Zephyr Cove, NV  
89448

**SEND TAX STATEMENTS TO GRANTEE**

Exhibit "A"  
Legal Description

Parcel A of that Crandall Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on June 11, 1979, in Book 679 of Official Records, at Page 730, as Document No. 33362.

Being a Parcel Map of Lot 29 A, B, C and D as shown on the Map LAKE VILLAGE, UNIT NO. 2-C, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document 58124, in Book 97 Page 442, and Amended April 27, 1973, in Book 473 of Official Records at Page 1145, as document No. 65826, and a Certificate of Amendment recorded January 31, 1978, in Book 178 of Official Records, at Page 1838, as Document No. 17211.

Together with an undivided 1/3 interest in all remaining portions of Lot 29, outside the boundaries of Parcels A, B, and C.

Assessors Parcel No. 1318-23-212-067

