DOC # 0648479
07/01/2005 03:36 PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0705 PG- 520 RPTT: 1033.50

A.P.N. # __1220-04-512-026__

R.P.T.T. $ __1033.50__
ESCROW NO. __050801130__
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
P.O. BOX 2689
GARDNERVILLE, NV 89410

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **STEVEN M. BROWN AND TEDDY J. CARLSON-BROWN, TRUSTEES OF THE STEVEN AND TEDDY BROWN FAMILY TRUST**

in consideration of $10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MICHAEL T. EPPS, AN UNMARRIED MAN**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.
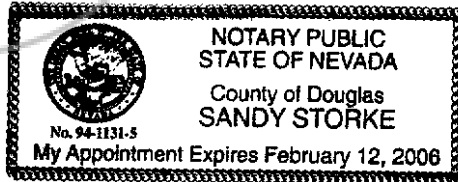
DATE: **May 20, 2005**   STEVEN AND TEDDY BROWN FAMILY TRUST

BY: _____
STEVEN M. BROWN
TRUSTEE

BY: _____
TEDDY J. CARLSON-BROWN
TRUSTEE

STATE OF _Nevada_ }
COUNTY OF _Douglas_ } ss.

This instrument was acknowledged before me on _June 2, 05_,
by **STEVEN M. BROWN and TEDDY J. CARLSON-BROWN**

Signature _____
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.:   050801130

The land referred to herein is situated in the
State of Nevada, County of Douglas described as follows:

Lot 1, as shown on the Official "FINAL MAP OF CARSON VALLEY
ESTATES SUBDIVISION, UNIT NO. 2, recorded in the office of
the County Recorder on December 23, 1970, as Document No.
50685, in Book 1 of Maps, Douglas County, Nevada, records.

Assessor's Parcel No. 1220-04-512-026