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DOC # 0650225
07/22/2005 03:27 PM Deputy: KLJ
OFFICIAL RECORD
Requested By:
FRANCES A NAKAMURA

Assessor's Parcel Number: 1220-15-410-042

Recording Requested By:

Name: FRANCES ANN NAKAMURA

Address: PO Box 1846

City/State/Zip Zephyr Cove, NV 89448

Real Property Transfer Tax: #7

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0705 PG-10166 RPTT: # 7



Grant DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

RECORDING REQUESTED BY:

**When Recorded Mail Document
And Tax Statement To:**

**James Rix
P.O. Box 920
Zephyr Cove, NV. 89448**

APN: 1220-15-410-042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ _____

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- 375.090 Exemption – a transfer of title to or from a trust without consideration

“This is a bonafide gift and the grantor received nothing in return, R & T 11911.”

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James L. Rix, trustee, grantor of the JAMES RIX FAMILY TRUST (created by a trust) instrument dated April 30, 2004,

hereby GRANT(S) to James L. Rix, an unmarried man and Frances A. Nakamura, an unmarried woman as tenants in common the real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 21, Block O, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967m as Document No. 35914.

Assessor's Parcel No. 1220-15-410-042.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto

belonging or in anyway appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED:

This 21st day of July, 2005.

By: *James L. Rix*
JAMES L. RIX

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 21ST day of July, 2005, personally appeared before me, a Notary Public, in and for said County and State, James L. Rix, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.



NOTARY PUBLIC

