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This document prepared by (and after recording return to): )

Name: Lynn L Hickman )  
Firm/Company: )  
Address: PO Box 806 )  
Address 2: 28 Cascade Court )  
City, State, Zip: Zephyr Cove, NV 89448 )  
Phone: 775-588-4292 )

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0805 PG-11849 RPTT: 2145.00



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Assessor's Parcel No. = 1318-23-310-004

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

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

FOR VALUABLE CONSIDERATION OF FIVE HUNDRED AND FIFTY THOUSAND DOLLARS (\$550,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, C. Andrew Nielsen, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto Lynn L. Hickman, 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 0198, Page 1377, Document No. 430181, 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 hand this the 1 day of July, 2005.

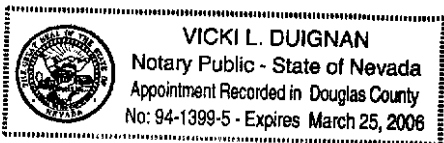
*C. Andrew Nielsen*

Grantor,  
C. Andrew Nielsen

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on August 24, 2005 by Charles Andrew Nielsen



*Vicki L. Duignan*  
Notary Public

Printed Name: VICKI L. DUIGNAN

(Seal)

My Commission Expires:

March 25, 2006

**Grantor Name, Address, phone:**

C. Andrew Nielsen  
PO Box 11256  
Zephyr Cove, NV 89448  
775-586-8950

**Grantee Name, Address, phone:**

Lynn L. Hickman  
PO Box 806  
Zephyr Cove, Nevada 89448  
775-588-4292

**SEND TAX STATEMENTS TO GRANTEE**



## LEGAL DESCRIPTION

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

Lot 28, in Block B, as shown on the official Amended Map of LAKE VILLAGE UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on June 29, 1970, File No. 48573.

Assessor's Parcel No. 1318-23-310-004

