

OFFICIAL RECORD
Requested By:

STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00
BK-0905 PG- 2251 RPTT: # 7



A.P.N. # 1318-10-416-021

R.P.T.T. \$ 0
ESCROW NO. ACCM1749

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
RICHARD J. WAGNER
2075 17TH AVE
SAN FRANCISCO, CA 94116

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RICHARD J. WAGNER & MARIE C. WAGNER, TRUSTEES U.D.T. DATED 10/20/1990 AS TO 1/2 INTEREST AND RICHARD J. WAGNER & MARIE C. WAGNER, AS TRUSTEES OF THE WAGNER FAMILY TRUST, DATED 1/27/1996 AS TO 1/2 INTEREST; in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RICHARD J. WAGNER AND MARIE C. WAGNER, HUSBAND AND WIFE AS COMMUNITY PROPERTY

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: August 23, 2005 RICHARD J. WAGNER & MARIE C. WAGNER
FAMILY TRUSTS

BY: *Richard J. Wagner*
RICHARD J. WAGNER
TRUSTEE

BY: *Marie C. Wagner*
MARIE C. WAGNER
TRUSTEE

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STATE OF _____ }
COUNTY OF _____ } ss.

STEWART TITLE OF DOUGLAS COUNTY

This instrument was acknowledged before me on _____
by, RICHARD J. WAGNER and MARIE C. WAGNER

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

see attached

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: ACCM1749

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

LOT 27, BLOCK 5, AS SHOWN ON THE MAP OF "PLAT OF 2ND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION" FILED FOR RECORD JULY 6, 1948 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

ASSESSOR'S PARCEL NO: 1318-10-416-021

STATE OF CALIFORNIA

COUNTY OF Santa Clara }

ss.

On August 31, 2005, before me, Teresa A. Perales, Notary Public, personally appeared Richard J. Wagner and Marie C. Wagner.

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICERS(S)

- Title(s)
- PARTNER(S) LIMITED
 - GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____



WITNESS my hand and official seal.

Teresa A. Perales
SIGNATURE OF NOTARY

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies)

Grant Bergain
Sal Dehd

APN 1318-10-416-021

