

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- 2254 RPTT: # 7



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

R.P.T.T.S 0
ESCROW NO. ACCM1749A
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
MR. AND MRS. 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 AND MARIE C. WAGNER, HUSBAND AND WIFE

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to "RICHARD J. WAGNER & MARIE C. WAGNER, TRUSTEES OF THE WAGNER LIVING TRUST, DATED JANUARY 27, 1996"

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
RICHARD J. WAGNER
Marie C. Wagner
MARIE C. WAGNER

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

STEWART TITLE OF DOUGLAS COUNTY

STATE OF _____ }
COUNTY OF _____ } ss

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 Recorder's Use Only)

see attached

STATE OF CALIFORNIA

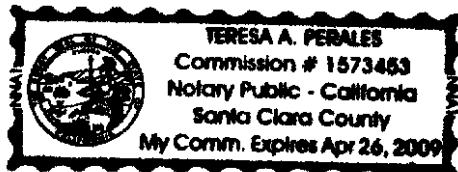
COUNTY OF Santa Clara }

ss.

Teresa A. Perales Notary Public

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

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.



WITNESS my hand and official seal.

Teresa A. Perales
SIGNATURE OF NOTARY

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

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies)

Grant, Bargain,
Sale Deed

APN 1318-10-416-021



EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: ACCM1749A

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

