

A.P.N.: 1420-33-701-027
File No: 2222092-MA
R.P.T.T.: 11095.50

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0905 PG- 3115 RPTT: 1696.50



When Recorded Mail To: Mail Tax Statements To:

Ned Litin
2670 Buckboard Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stephen R. Berggren and Janna K. T. Berggren , Husband and Wife, as joint tenants with rights of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

NED A LITIN, AN UNMARRIED MAN

the real property situate in the County of Douglas, State of Nevada, described as follows:

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: July 14, 2005

Stephen R. Berggren

Stephen R. Berggren

Janna K. T. Berggren

Janna K. T. Berggren

STATE OF NV)

COUNTY OF Douglas)

: ss.

This instrument was acknowledged before me on July 25, 2005 by Stephen R. Berggren and Janna K. T. Berggren, Husband and Wife, as joint tenants with rights of survivorship

Elizabeth A. Huck

Notary Public

(My commission expires: 2-8-09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 14, 2005 under Escrow No. _____

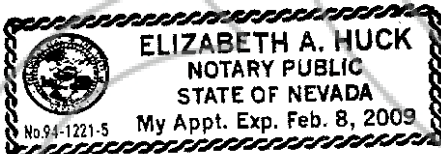


EXHIBIT "A"

The land referred to in this Commitment is situated in the City of Minden, County of Douglas, State of Nevada and is described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SITUATE IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 14, NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA, AS FOLLOWS:

PARCEL G-3, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR W. MARIE DEBOOY, DOLORES H. MARKLE AND WILLIAM C. MARKLE, RECORDED SEPTEMBER 11, 1984, IN BOOK 984, PAGE 756, AS DOCUMENT NO. 106498, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

SAID PARCEL BEING A RE-SUBDIVISION OF PARCEL G OF PARCEL MAP FOR HARRY R. CLAPHAM, RECORDED FEBRUARY 3, 1976, IN BOOK 276, PAGE 075, AS DOCUMENT NO. 87065, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 1992, IN BOOK 692, PAGE 3728, AS INSTRUMENT NO. 281492.

