

OFFICIAL RECORD
Requested By:
LENDERS SERVICES DIRECT INC

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-1205 PG- 3403 RPTT: # 5



Assessor's Parcel Number: 1022-29-310-016

Recording Requested By: Alliance Title

✓ Name: Karen Gallagher

Address: 8181 Douglas Verdes Ave

City/State/Zip Westminster, CA 92683

Real Property Transfer Tax: _____

Grant, Bargain, Sale Deed
(Title of Document)

This document prepared by (and after
Recording return to)

Name *Karen Gallagher*
Address *8681 Palos Verdes Ave*
Westminster, CA 92683

Phone No.

Assessor's Parcel No.: 1022-29-310-016

GRANT, BARGAIN, SALE DEED

(Transfer without consideration, of real property if the owner of the property is related to the person whom it is conveyed within the first degree of consanguinity)

KNOWN ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ~~James A. Giese and Velma J. Giese~~ *WIA James Giese and Velma Giese*, herein after referred to as "Grantor", does hereby bargain, sell, and convey unto Karen L. Gallagher, an unmarried woman and James A. Giese and Velma J. Giese, husband and wife, all together as joint tenants, hereinafter "Grantees", the followings lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

Exhibit 'A' attached hereto and made apart hereof by this reference.

Prior instrument reference: Book *901*, Page *2420*, Document No. *01-522573* of the Recorder of *Douglas* County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on the 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 representative, executors and assigns forever hereby covenant with Grantees 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 sand lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 25 day of November, 2005.

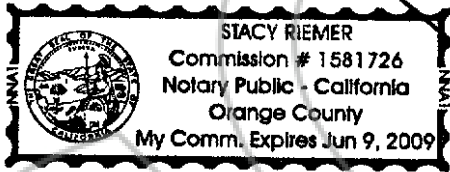
James A. Giese

JAMES A. GIESE
Velma J. Giese

VELMA J. GIESE

~~State of Nevada~~ California
County of Orange

This instrument was acknowledged before me on November 25th 2005 (date)
by James Giese and Velma Giese (name(s) of person(s)).



Stacy Riemer

Notary Public
Printed Name: Stacy Riemer
Commission Expires 6/9/09

See New Acknowledgment

Grantor(s) Name, Address, Phone:

Grantee(s) Name, Address, Phone:

*James A. Giese
9322 Daisy Ave.
Fountain Valley, Ca 92708*

Send Tax Statements to Grantee

*Velma J. Giese
9322 Daisy Ave.
Fountain Valley, CA 92708*



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

On November 25th, 2005 before me, Stacy Riemer, Notary Public

personally appeared James A. Giese and Velma J. Giese
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.
Signature Stacy Riemer



This area for official notarial seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document:
Document Date: Number of Pages:
Signer(s) other than named above

CAPACITY(IES) CLAIMED BY SIGNER(S)

- [] INDIVIDUAL
[] CORPORATE OFFICER(S) TITLE(S)
[] PARTNER(S)- [] LIMITED [] GENERAL
[] ATTORNEY-IN-FACT
[] TRUSTEE(S)
[] GUARDIAN OR CONSERVATOR
[] OTHER

Right Thumbprint of Signer
Top of thumb here

- [] INDIVIDUAL
[] CORPORATE OFFICER(S) TITLE(S)
[] PARTNER(S)- [] LIMITED [] GENERAL
[] ATTORNEY-IN-FACT
[] TRUSTEE(S)
[] GUARDIAN OR CONSERVATOR
[] OTHER

Right Thumbprint of Signer
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SIGNER IS REPRESENTING:

Exhibit A
LEGAL DESCRIPTION

All that certain real property in the County of Douglas, State of Nevada, described as follows:

Lot 137, as set forth on the map of Topaz Subdivision, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, as Document No. 9774.

APN No:
1022-29-310-016

