

OFFICIAL RECORD

Requested By:

RACHELLE J NICOLLE LTD

APN: 1220-17-614-010 and
APN: 1220-17-614-011

RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DEED TO:

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1205 PG- 5556 RPTT: # 7



✓ Rachelle J. Nicolle Ltd.
Attorney at Law
1662 Highway 395, Suite 214
Minden, NV 89423

MAIL TAX STATEMENTS TO GRANTEEES:

Bryan W. Wagner &
Rachelle J. Nicolle
1182 Manhattan Way
Gardnerville, NV 89460

GRANT DEED

For no consideration, BRYAN W. WAGNER and RACHELLE J. NICOLLE, Co-Trustees of the NICOLLE-WAGNER FAMILY TRUST U/D/T AUGUST 15, 2000

Hereby GRANT to BRYAN W. WAGNER and RACHELLE J. NICOLLE, husband and wife, as community property with rights of survivorship,

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Numbers 1220-17-614-010 and 1220-17-614-011, specifically described as:

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 28, in Block G, as said lot and block are shown on that certain map entitled "AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

APN: 1220-17-614-010 (27-611-11 - Old APN)

PARCEL 2:

All that certain lot, piece, parcel or portion of land situate, lying and being within the East ½ of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot 28, Block G as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and the lands of Bing Construction Co. as described in Deed filed for record in Book 988 at Page 2125, as Document No. 186378 Official Records of Douglas County, Nevada; also being Assessor's Parcel Numbers 27-611-11 and 27-070-10 respectively, and more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates, North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension South 89° 45' 31" West a distance of 206.21 feet; thence North 12° 54' 25" East a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South Line of said lot South 89° 45' 31" West a distance of 170.63 feet to the Southeast corner of said lot and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates; North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension; South 89° 45' 31" West a distance of 30.00 feet; thence North 00° 11' 05" West a distance of 24.00 feet to the TRUE POINT OF BEGINNING.

APN: 1220-17-614-011 (27-611-13 Old APN)

Per NRS 111.312, this legal description was previously recorded at Document No. 0639192, Book No. 0305, Page # 6924, on 03/16/2005 10:15 AM Deputy: KLJ.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

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The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest out of Grantors' revocable living trust. Grantors are the same persons as the Trustees of the Grantors' revocable Living Trust.



Dated: December 8, 2005.



BRYAN W. WAGNER, Trustee

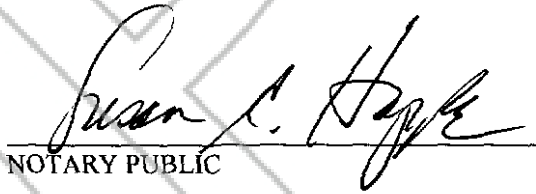


RACHELLE J. NICOLLE, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of Nevada)
County of Douglas)

On December 8, 2005, before me, a notary public for said state and county, personally appeared BRYAN W. WAGNER and RACHELLE J. NICOLLE, 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 this instrument, and acknowledged that he/she/they executed it. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud or undue influence.


NOTARY PUBLIC

