

A.P.N.: 1420-34-303-001
File No: 143-2253413 (MO)

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0106 PG-10649 RPTT: # 5



When Recorded Return To:
Dawn M. Labadie
1481 Downs Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Jean-Michel LaBadie, a married man and spouse of grantee herein

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

Dawn M. LaBadie, a married woman as her sole and seperate property

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

THAT PORTION OF SECTION 34, TOWNSHIP 14 , RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF LOT 1 OF THE ORIGINAL ARTEMESIA SUBDIVISION, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

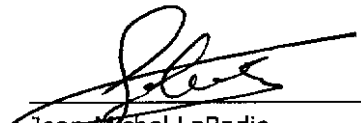
BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 34 BEARS SOUTH 7°40'55" EAST, 2471.36 FEET; THENCE SOUTH 89°58' WEST, 302.50 FEET TO STEWART AVENUE; THENCE NORTH 0°03' EAST, 140.67 FEET ALONG STEWART AVENUE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 20 FEET, THROUGH AN ANGLE OF 89°52'20" FOR LENGTH OF 31.37 FEET, THROUGH AN ANGLE OF 89°52'20" FOR LENGTH OF 31.37 FEET; THENCE NORTH 89°55'20" EAST, 282.54 FEET; THENCE SOUTH 0°03' WEST, 160.88 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 17, 2004, IN BOOK 1204, PAGE 08347, AS INSTRUMENT NO. 0632308.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Jean-Michel LaBadie MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Dawn M. LaBadie.

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.

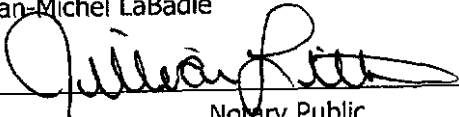
Date: 01/26/2006


Jean-Michel LaBadie

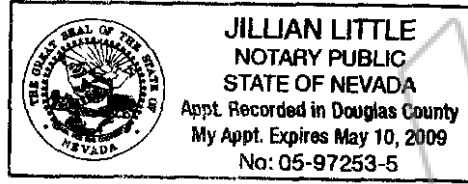
COPY

STATE OF **NEVADA**)
)
) :SS.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
1/27/06 by
Jean-Michel LaBadie



Notary Public
(My commission expires: May 10, 2009)



COPY