

APN: 1220-04-210-002
RPTT \$ Full Value Full Value less liens

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0506 PG- 4887 RPTT: # 7

WHEN RECORDED MAIL TO:
Name LORI BERRY
Street 1347 WILSON CIRCLE
Address
City,State GARDNERVILLE, NV 89410
Zip

MAIL TAX STATEMENTS TO:
Name SAME AS ABOVE
Street
Address
City,State
Zip
Order
No.



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LORI BERRY, a married woman as her sole and separate property as to an undivided 50% interest and RONALD MALONE and SARA B. MALONE, husband and wife as joint tenants as to an undivided 50% interest, as tenants in common, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to LORI BERRY, a married woman as her sole and separate property as to an undivided 50% interest and RONALD H. MALONE and SARA B. MALONE, Trustees of THE CIRCLE OAK RANCH TRUST, as to an undivided 50% interest, all as tenants in common, and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

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

Lot 15, in Block A, of SUNSET PARK SUBDIVISION, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987 in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987, in Book 1287, Page 3314, Document No. 169385.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 7, 2006

Lori Berry
LORI BERRY

Ronald Malone
RONALD MALONE

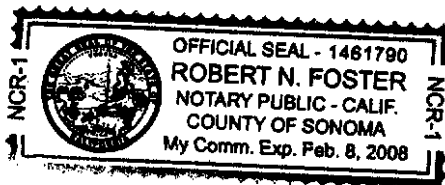
Sara B. Malone
SARA B. MALONE

Calif
STATE OF ~~NEVADA~~ } ss
COUNTY OF Sonoma

This instrument was acknowledged before me on

by ~~LORI BERRY~~, RONALD MALONE &
SARA B. MALONE

Robert N. Foster
Notary Public



Property: 1347 Wilson Circle, Gardnerville Nevada

Purchase Price: \$320,000 plus closing costs

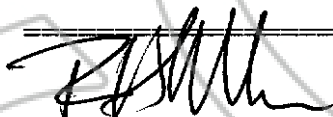
Mortgage Amount: \$110,000

TERMS OF AGREEMENT:

1. I will co-sign the mortgage with you.
2. Title will be in your name and Circle Oak Ranch Trust, Ronald H. Malone and Sara B. Malone, Trustees, as Tenants in Common.
3. You will occupy the property and will be responsible for 100 percent of all normal costs of ownership, including the mortgage payments, property taxes, utilities, insurance, maintenance and repairs. Sara and I (the Trust) will be responsible for 50 percent of any agreed-upon capital improvements.
4. When you sell the property, the Trust will be entitled to 50 percent of the net proceeds of sale (sales price plus closing costs less the then-balance of the first mortgage).

I agree to the above terms, items 1-4, as put forth by Ronald and Sara Malone.

 3/20/06
Lori C. Berry Date

 4/3/06
Ronald H. Malone Date

 4/3/06
Sara B. Malone Date