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OFFICIAL RECORD

Requested By:
DYER LAWRENCE PENROSE
FLAHERTY & DONALDSON
Douglas County - NV
Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00
BK-0506 PG- 6380 RPIT: # 7



A.P.N. 1220 01 002 038

When recorded mail to:

✓ Sandra G. Lawrence
Dyer, Lawrence, Penrose,
Flaherty & Donaldson
2805 Mountain St.
Carson City, NV 89703

Grantees' Address:

Mail Tax Statements to:

Timothy M. O'Neill, Jr. & Lauren L. O'Neill
1413 South Marion Russell Court
Gardnerville, NV 89410-4811

GRANT DEED

THIS INDENTURE, made and entered into this 9th day of May, 2006, by and between, Grantors, TIMOTHY M. O'NEILL and LAUREN L. O'NEILL, husband and wife as joint tenants, and Grantees, TIMOTHY M. O'NEILL, JR. and LAUREN L. O'NEILL, as Trustees of the O'NEILL FAMILY TRUST dated May 9, 2006.

WITNESSETH:

That the said Grantors, for good and valuable consideration, receipt of which is hereby acknowledged, do hereby GRANT and CONVEY unto the said Grantees, to be held and administered and distributed as their community property with rights of survivorship, their successors and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS:

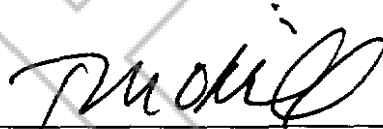
LOT 30, IN BLOCK A, AS SET FORTH ON THE FINAL MAP #PD01-19 FOR STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, SEPTEMBER 17, 2002, BOOK 0902, PAGE 5372, AS DOCUMENT NO. 552347

also known as 1228 Golden Eagle Court, Gardnerville, Nevada 89410-4811.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights if any, in, on, under, or appurtenance to said property and all fixtures and improvements thereon. To have and to hold all and singular the premises together with the appurtenances, unto Grantees, and to their successors and assigns forever.

Grantors warrant for themselves, their heirs, executors and administrators that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

IN WITNESS WHEREOF, Grantors have caused this Indenture to be executed on the day and year first above written.



TIMOTHY M. O'NEILL, JR.



LAUREN L. O'NEILL
1413 South Marion Russell Court
Gardnerville, NV 89410-4811

STATE OF NEVADA)
CARSON CITY) ss.

On the 9th day of May, 2006, personally appeared before me, a Notary Public, TIMOTHY M. O'NEILL, JR. and LAUREN L. O'NEILL, personally known or proven to me to be the persons whose names are subscribed to the above instrument, GRANT DEED, and who acknowledged that they executed the instrument.


NOTARY PUBLIC

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