

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0706 PG- 4400 RPTT: # 7



APN: 1418-22-510-001

**RETURN RECORDED DEED TO:**

The Robert A. Keller and Lisa Clarke Keller  
Community Property Trust  
c/o King & Spalding  
1180 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
RPTT: EXEMPT

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 17<sup>th</sup> day of April,  
2006, by and between Robert A. Keller, III as Trustee of The Robert A. Keller, III Trust (w/a/d  
February 20, 2001 which took title to the property as Robert A. Keller, III, as Trustee of The  
Robert A. Keller, III Trust w/a/d February 20, 2000), hereinafter referred to as "GRANTOR," and  
Robert A. Keller, III as Trustee of The Robert A. Keller, III and Lisa Clarke Keller Community  
Property Trust, hereinafter referred to as "GRANTEE,"  
/ dated May 19, 2005

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful  
money of the United States, and other good and valuable consideration to him in hand paid by the  
GRANTEE, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,  
and sell to the GRANTEE, and to its successors and assigns forever, all right, title and interest  
in and to that certain real property situated in Douglas County, state of Nevada, and more  
particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and  
appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions,  
remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

The Robert A. Keller III Trust (u/a/d February 20, 2001)

By Robert A. Keller, III  
Robert A. Keller, III, Trustee

STATE OF Georgia )  
COUNTY OF DeKalb ) : ss.

On April 17, 2006, personally appeared before me, a notary public, ROBERT A. KELLER, III, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document as Trustee of The Robert A. Keller, III Trust (u/a/d February 20, 2001).



Pamela A. Daniel  
NOTARY PUBLIC

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.  
STEWART TITLE OF DOUGLAS COUNTY

EXHIBIT "A"

The real property and improvements situated in the state of Nevada, Douglas County, described as follows:

Lot 1, as shown on the Map of Cedarbrook Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada on November 2, 1964 as Document No. 24623.

Excepting any portion of the above-described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,233.00 feet, Lake Tahoe Datum established by NRS 331.595.

Together with a non-exclusive access and retaining Wall Easement affecting a portion of Lot 2 of the hereinabove mentioned subdivision as Granted to Eugene R. White and Lorraine C. White, Trustees of the Eugene R. White Family Trust, dated December 9, 1988 in instrument recorded January 9, 1991 in Book 191 as Page 806 as Document No. 242518.

