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

DOC # 0679607
07/13/2006 10:30 AM Deputy:
OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 3 Fee: BK-0706 PG-4400 RPTT:

16.00



GRANT, BARGAIN AND SALE DEED

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)

Robert A. Keller, III, Trustee

COUNTY OF Dekall

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.

\\Pdc\wpdata\JCW\D06KLLR.DEE.wpd

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April 10, 2006 (3:23pm)

PG- 4401 07/13/2006

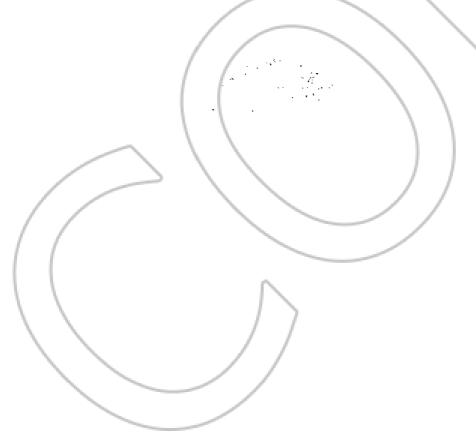
EXHIBIT "A"

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.



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