

A.P.N.: 1220-21-710-203
File No: 142-2282433 (MK)

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0806 PG- 6112 RPTT: # 5

When Recorded Return To:
Tabby Pickering
711 ADOBE ROAD
PETALUMA CA 94954



GRANT, BARGAIN and SALE DEED

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

William Schnieder, a married man and spouse of grantee herein

do(es) hereby GRANT, BARGAIN and SELL to

Tabby Pickering, a married woman as her sole and separate property

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


LOT 365, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST William Schnieder MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Tabby Pickering.

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: 08/14/2006

"The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)"

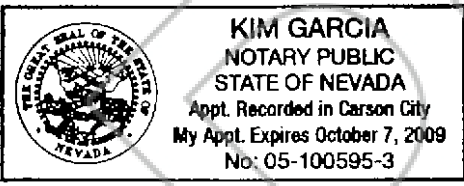

William Schnieder

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

This instrument was acknowledged before me on August 15, 2004

by William Schnieder

[Signature]
Notary Public
(My commission expires: 10-7-09)



COOPER

