

OFFICIAL RECORD

Requested By:

TROY AVERA

Parcel Identification

1121-07-000-030

Recording Requested by

When Recorded Return This Instrument to:

Troy G. Avera, Jr.

P.O. Box 980

Monticello, FL 32345

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-1206 PG-10953 RPTT: # 7



(Recorder's Use)

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH: That,

TROY G. AVERA, JR., whose address is P.O. Box 980, Monticello, FL 32345, (Hereinafter "Grantor"),

In consideration of \$100.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby, Grant, Bargain, Sell and Convey to,

TROY G. AVERA, SR., as Trustee for the TROY G. AVERA, SR., Revocable Trust, (Hereinafter "Grantee"), whose address is 277 Greenleaf Terrace, Thomasville, Georgia, 31792, and to his heirs, successors and assigns, all the right, title, interest, and claim, in all the real property situated in the un-incorporated area, Douglas County, State of Nevada, commonly known as 121 Camino Vista Montana, Parcel Number 1121-07-000-030 (Former Parcel Number 35-230-11), bounded and described as follows:

Commencing at the Section corner common to Sections 7, 12, 13 and 18, Township 11 North, Range 20 and 21 East, M.D.B. & M.; thence North along the section line between Sections 7 and 12, a distance of 2,051.99 feet to the Point of Beginning; thence East a distance of 1,194.05 feet, more or less, to a point on the East line of lot 3 of the Southwest 1/4 of Section 7; thence South along the East line of Lot 3 a distance of 365.5 feet to a point; thence West to a point on the section line common to Sections 7 and 12; thence North along the section line common to Sections 7 and 12, 365.5 feet to the point of Beginning.

Also being a portion of Lot 3 of the Southwest 1/4 of Section 7, Township 11 North, Range 21 East, M.D.B. & M.

Excepting therefrom the land conveyed in the Deed to Allan J. Maxey, et ux., recorded June 9, 1976, Book 676 of the Official Records at page 411, Douglas County, Nevada.

Together with an easement, for roadway, as set forth in the easement agreement, by and between First Interstate Bank of Nevada, successor trustee, and Walter Rainey, recorded April 27,

1990, Book 490, Page 3800, as Document No. 224797, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193, Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Assignment recorded on March 31, 1998, in Book 398, Page 7132; and,

Together with an easement for right-of way, as set forth as set forth in the Grant of Easement of right of Way, by and between the United State of America (Bureau of Indian Affairs) and Walter Rainey, dated January 25, 1991, recorded in Book 1292, Page 4998, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193, Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Easement Agreement and Assignment recorded in Book 398, Page 7132; and,

Together with an easement, for right-of-way, as set forth in the Easement Assignment Agreement, dated March 31, 1998, by and between Richard Eugene Pendleton and Troy G. Avera, Jr., recorded in Book 398, Page 7132.

Subject To: Conditions, restrictions, reservations, limitations, and zoning of record, and taxes for the year 2005 and subsequent years; and Mortgage in favor of the Mocarski Family Trust.

Grantor certifies that this is not Homestead property.

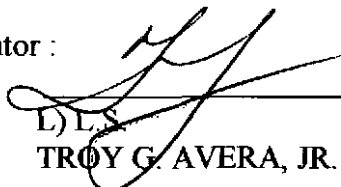
To Have and to Hold the same together with all and singular the appurtenances, hereditaments, thereto, belonging to or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of said Grantees, their heirs and assigns, in fee simple forever.

AND the Grantor hereby covenants with the said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title of said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those appearing of record and taxes accruing subsequent to December 31, 2005.

In Witness Whereof, The Grantor has signed and sealed these presents the day and year first above written.

Done this 1st Day of March, 2006.

Grantor :

 (SEA
L) L.S.
TROY G. AVERA, JR.

STATE OF FLORIDA)
COUNTY OF JEFFERSON)

I **HEREBY CERTIFY**, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TROY G. AVERA, JR. well known to


me or who presented Florida Driver's License as identification, and that he acknowledges executing the same freely and voluntarily and for the purposes herein stated.

WITNESS my hand and official seal in the County and the State last aforesaid this 1st day of March, 2006.

Seal

My Commission Expires:

Name

NOTARY PUBLIC-STATE OF FLORIDA
 Gretchen B. Garren
Commission # DD484894
Expires: DEC. 07, 2009
Bonded "The Atlantic Bonding Co., Inc."

Gretchen B. Garren
NOTARY PUBLIC - Signature
Gretchen B. Garren
Print or Type Notary

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