DOC # 0692299 01/08/2007 01:14 PM Deputy: S OFFICIAL RECORD

Requested By: FIRST AMERICAN TITLE COMPANY

A.P.N.:

1320-30-820-018

File No:

143-2302193 (NMP)

R.P.T.T.:

\$1,419.60

Douglas County - NV Werner Christen - Recorder

Werner Christen - Record age: 1 Of 3 Fee:

BK-0107 PG-2057 RPTT: 1419.60

16.00

When Recorded Mail To: Mail Tax Statements To: Magnuson Family Trust PSC 477 Box 15 F.B.O ATO 96306

GRANT, BARGAIN and SALE DEED

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

Lisa R. Horvat and Anthony J. Horvat, wife and husband as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

David Anthony Magnuson and Miyuki K. Magnuson, as Trustees of The Magnuson Family Trust dated March 21, 2002

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

LOT 16 AS SHOWN ON THE FINAL SUBDIVISION MAP PD# 01-21 FOR COTTAGES IN MOUNTAIN GLEN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 9, 2002, IN BOOK 802, PAGE 2902, AS FILE NO. 549206.

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: 11/29/2006

Lisa R. Horvat

Anthony J. Horvat

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

This instrument was acknowledged before me on by

Notary Public

(My commission expires: 8/15/10)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/18/2006 under Escrow No. 143-2302193



N. HARRIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires February 15, 2010
No: 97-4131-5

BK- 0107 PG- 2058 692299 Page: 2 Of 3 01/08/2007 State of Nevada County of Douglas

This instrument was acknowledged before me on January

January 3, 2007, by

Notarial Officer



N. HARRIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires February 15, 2010
No: 97-4131-5