APN#: 1220-08-811-006

RPTT: \$3,120.00

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 011404-SSL When Recorded Mail To: Richard G. & Sara A. Maul

1190 Chisholm Trail

Gardnerville, NV

89460

Mail Tax Statements to: (deeds only)

Richard G. & Sara A. Maul

SAME

DOC # 0702812 06/12/2007 08:53 AM Deputy: CE OFFICIAL RECORD Requested By: WESTERN TITLE COMPANY INC

> Douglas County - NV Werner Christen - Recorder

Page: 1 Of 3 Fee:



PG- 3223 RPTT:

16.00

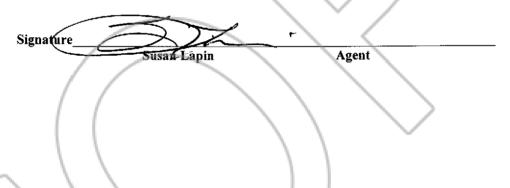
3120.00

(space above for Recorder's use only)

BK-0607

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)



Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Millard H. Phelps, Co-Trustee and Barbara Lee Phelps, Co-Trustee of the Phelps Living Trust originally executed on July 10, 1985, and restated on June 27,2001 and as amended on September 28, 1993 and May 27, 1998 and as restated on June 27, 2001 and as amended on February 19, 2004 and the second amendment to the restatement on August 26, 2004.

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Sara A. Maul and Richard G. Maul, wife and husband as Community Property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 12 as shown on that Final Subdivision Map LDA # 97-008-8 for SILVERANCH PHASE 8, filed for record on May 7, 2004, in Book 504, Page 2789 as File No. 612542, Official Records, Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/17/2007

BK- 060 PG- 322 702812 Page: 2 Of 3 06/12/200

Grant, Bargain and Sale Deed - Page 2

The Phelps Living Trust originally executed on July 10, 1985, and restated on June 27,2001 and as amended on September 28, 1993 and May 27, 1998 and as restated on June 27, 2001 and as amended on February 19, 2004 and the second amendment to the restatement on August 26, 2004.

By: Millard H. Phelps, Co-Trustee

By: Millard H. Phelps, Co-Trustee

By: Barbara Lee Phelps, Co-Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on

by Millard H. Phelps and Barbara Lee Phelps

SUSAN LAPIN Notary Public - State of Nevada Appointment Recorded in Douglas County No:02-74683-5 - Expires March 21, 2010

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