

DOC # 0721912
04/22/2008 09:07 AM Deputy: GB

OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL-RENO

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada, Inc.
Escrow No. FT05-FT080004630-PW
Title Order No. 166399-CT

When Recorded Mail Document
and Tax Statement To:

Larry Borowick
863 Ritter Drive
Gardnerville, NV 89460

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0408 PG- 5353 RPTT: # 5



RPTT: \$ 5
APN: 1220-16-710-045

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robin Borowick, spouse of grantee

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Larry Borowick, a married man as his sole and separate property and Christopher Borowick, a single man as joint tenants

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

See "Exhibit One" Legal See "Exhibit Two" Special Warranty Deed for Verbiage

Grantor herein makes this deed for the purpose of relinquishing any and all community or homestead interest to said real property and to establish that said property is to be the sole separate property of the grantee herein.

- SUBJECT TO: 1. Taxes for the fiscal year 2007-08
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: April 15, 2008

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me
on April 16, 2008
by Robin Borowick

Robin Borowick
Robin Borowick

Signature Sandy Stork
Notary Public

My Commission Expires: Feb 12, 2010

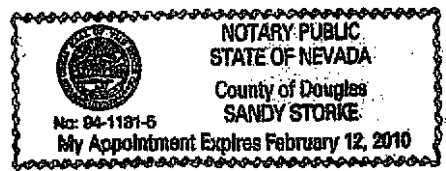


EXHIBIT "ONE"
Legal Description

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

Lot 16, in Block B, of GARDNERVILLE RANCHOS UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, as Document No. 35914:

APN: 1220-16-710-045

End of Report



BK-408
PG-5354

SPECIAL WARRANTY DEED

Exhibit "Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.



BK-408
PG-5355