

OFFICIAL RECORD

Requested By:

MEYER & FELSEN LAW

CORPORATION

Douglas County - NV

Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00

BK-1010 PG- 0576 RPTT: # 7



This document prepared by (and after recording return to):

Name: Charles D. Meyer, Esq.  
Firm/Company: Goldman & Kagon Law Corp.  
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Phone: (310) 552-1707

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Assessor's Parcel No. 1220-24-601-047

GRANT, BARGAIN, SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Peter Graves and Joan Graves, Husband and Wife, as Community Property, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey unto Peter D. Aurness, aka Peter Graves, and Joan E. Aurness, aka Joan Graves, Trustees of the Peter and Joan Aurness, aka Peter and Joan Graves, Living Trust, u/t/d June 20, 1990, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT to all easements, rights-of-way, protective covenants, encumbrances, and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors hands this the 29 day of June, 2004

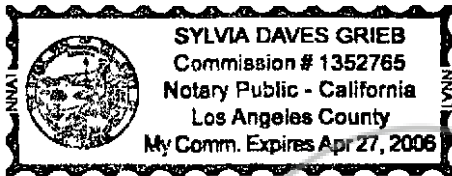
Peter Graves  
Peter Graves, Grantor

Joan Graves  
Joan Graves, Grantor

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On June 29, 2004, before me, Sylvia Daves Grieb, notary public, personally appeared Peter Graves,  personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

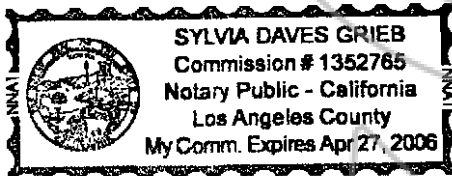


Sylvia Daves Grieb  
Notary Public

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On June 29, 2004, before me, Sylvia Daves Grieb, notary public, personally appeared Joan Graves,  personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Sylvia Daves Grieb  
Notary Public

Grantor(s) Name, Address, phone:  
Peter Graves and Joan Graves  
660 East Channel Road  
Santa Monica, California 90406

Grantee(s) Name, Address, phone:  
Peter D. Aurness, aka Peter Graves, and  
Joan E. Aurness, aka Joan Graves, Trustees  
660 East Channel Road  
Santa Monica, California 90406

SEND TAX STATEMENTS TO GRANTEE

Exhibit "A"

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described as situated in Section 24, Township 12 North, Range 20 East, M.D.B. & M., and being a portion of Lot 6, as shown on the Amended Plat of Ruhestroth Subdivision, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel B, as set forth on that certain Parcel Map for Phil Sullivan filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330.

A.P.N. 29-451-04

RESERVING THEREFROM a road and utility easement over and across the North 25 feet of said land.

TOGETHER with a non-exclusive easement for road and utility purposes over and across the North 25 feet of Parcel A as set forth on the Parcel Map hereinabove mentioned.