

APN 1320-35-001-146

PREPARED BY: David W. Baker, Esq., P.A.
109 South Race Street
P.O. Box 551
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Douglas County - NV
Karen Ellison - Recorder
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BK-0312 PG- 2406 RPTT: # 7



/RETURN TO: JOSEPH R. PEARCE
DIANE P. PEARCE
102 Mallard Drive
Lewes, Delaware 19958

NO TITLE OR LIEN SEARCH
PERFORMED - NONE REQUESTED

This Deed, made this 23rd day of February,

in the year of our Lord Two Thousand Twelve.

Between JOSEPH R. PEARCE and B. DIANE PEARCE (a/k/a DIANE P. PEARCE); husband and wife, of 102 Mallard Drive, Lewes, Delaware 19958, parties of the first part,

-and-

JOSEPH R. PEARCE AND DIANE P. PEARCE, TRUSTEES UNDER REVOCABLE TRUST AGREEMENT OF JOSEPH R. PEARCE AND DIANE P. PEARCE DATED 2/23/12, of 102 Mallard Drive, Lewes, Delaware 19958, party of the second part,

Witnesseth, that for the sum of One Dollar (\$1.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey the hereinafter described property unto the said party of the second part, its successors and assigns,

ALL that real property situate at 1521 Wildflower Court, Gardnerville, Douglas County, Nevada, described as follows:

Lot 2, in Block F, of Wildflower Ridge, Unit 5, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2543, Document 241310.

BEING the same lands conveyed unto JOSEPH R. PEARCE and B. DIANE PEARCE, husband and wife, by Deed of HALL RANCHES, LLC, a Nevada limited liability company, dated the 13th day of October, 2000, and filed in the Office of the County Recorder of Douglas County, State of Nevada, in Book 1000, Page 3054.

Said Trustees shall have and hold the herein described property in fee simple and with full power and authority in said Trustees to sell, contract, exchange, convey, mortgage, encumber, lease, subdivide, or otherwise dispose of and deal with said property.

No party dealing with Trustees in relation to said property in any manner whatsoever shall be obligated to (a) see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustees, or (d) be privileged to inquire into any of the terms of the trust agreement.

Every deed, mortgage, lease, or trust or other instrument executed by the Trustees in relation to the property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder (a) that at the time of the delivery thereof, this deed was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the trust agreement and is binding upon all beneficiaries thereunder, (c) that Trustees were duly authorized and empowered to execute and deliver every such instrument, and (d) if such conveyance has been made by a successor or successors in trust, or a Trustee or Trustees have been substituted, that such successor or successors have been properly and are fully vested with all the right, title, estate, powers and duties of his or her predecessor in trust. Trustees shall have no individual liability or obligation whatsoever arising from their ownership as Trustees of the legal title to said property or with respect to any act done or contract entered into or indebtedness incurred by their dealing with said property or in otherwise acting as such Trustees except only so far as said trust property and any trust funds in actual possession of the Trustees shall be applicable to the payment and discharge thereof.

In Witness Whereof, the said parties of the first part have hereunto set their Hands and Seals, the day and year aforesaid.

[Signature]
Witness

[Signature] (SEAL)
JOSEPH R. PEARCE

[Signature]
Witness

[Signature] (SEAL)
B. DIANE PEARCE
(a/k/a DIANE P. PEARCE)

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 23rd day of February, in the year of our Lord Two Thousand Twelve, personally came before me, a Notary Public in and for the State and County aforesaid, JOSEPH R. PEARCE and B. DIANE PEARCE (a/k/a DIANE P. PEARCE), parties to this Indenture, known to me personally to be such, and acknowledge this Indenture to be their Deed.

GIVEN under my hand and Seal of Office, the day and year aforesaid.

[Signature] (SEAL)
Notary Public

DAVID W. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF DELAWARE
My Commission Has No Expiration
29 Del. C. § 4323(a)(3)