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Recording Requested By and Return To:

James M. Bell, Esq.  
Caswell, Bell & Hillison LLP  
5200 N. Palm Ave., Suite 211  
Fresno, CA 93704-2225

DOC # 0801978  
05/07/2012 11:45 AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
CASWELL BELL & HILLISON

Mail Tax Statements To:

Richard Ambrosini Living Trust  
637 East Indianapolis Avenue  
Fresno, CA 93704-3739

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-0512 PG- 1483 RPTT: # 7

APN 1221-19-002009 SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS THAT:

**RICHARD AMBROSINI, a married man as his sole and separate property, Grantor, does hereby grant, convey and warrant by and through him unto RICHARD AMBROSINI, Trustee of the RICHARD AMBROSINI LIVING TRUST, Grantee, whose address is 637 East Indianapolis Avenue, Fresno, California, 93704-3739, the following described lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to wit:**

A parcel of land situate in and being a portion of the southwest 1/4 in Section 19, Township 12 North, Range 21 East, M.D.B. & M., described as follows:

Parcel D-2, as shown on that certain Parcel Map No. 97-017 for Patrick K. Elliott recorded June 20, 1997, in Book 697, at page 4160, as document no. 415531.

APN: 29-540-06  
(681 Rocking Horse Road, Gardnerville, Nevada)

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, and liens; that Grantor has 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 Grantor's hand effective the 28<sup>th</sup> day of March, 2012.

*Richard Ambrosini*  
RICHARD AMBROSINI

State of California )  
County of Fresno )

On March 28, 2012, before me, JOYCE LAW, Notary Public, personally appeared Richard Ambrosini, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Joyce Law  
Notary Public

