

APN: 1418-10-710-040
RETURN RECORDED DEED TO:
✓ ANDREW MacKENZIE, ESQ.
ALLISON, MacKENZIE, RUSSELL,
PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:
Elizabeth B. Baxter
P. O. Box 150
Glenbrook, NV 89413

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 9, 2003, by and
between ELIZABETH B. BAXTER AS TRUSTEE OF THE ELIZABETH B. BAXTER
QUALIFIED PERSONAL RESIDENCE GRIT DATED JUNE 18, 1993, grantor, and CHARLES
BAKER BAXTER, a married man, as his sole and separate property, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
lawful money of the United States, and other good and valuable consideration to her in hand paid
by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,
and sell to the grantee, and to his successors and assigns forever, an undivided 12.5% interest in
that certain lot, piece, or parcel of land situated in Glenbrook, state of Nevada, and more
particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this
reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to his successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

Elizabeth B. Baxter

ELIZABETH B. BAXTER, Trustee

STATE OF NEVADA)
 : ss.

Douglas)

On Dec 9, _____, 2003, personally appeared before me, a notary public, ELIZABETH B. BAXTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.



STOCKTON
c - Nevada
COUNTY
on Expires
2004
29-5

Julia A. Stockton

NOTARY PUBLIC

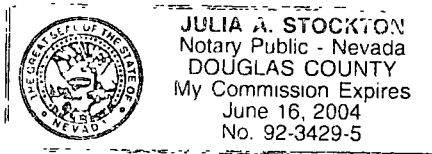


EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, state of Nevada,
more particularly described as follows:

Lot 47, Block A, as shown on the Second Amended Plat of
GLENBROOK UNIT NO. 2, filed in the office of the County
Recorder of Douglas County, Nevada, on January 20, 1980, in Book
180, at Page 1512, as Document No. 41035, Official Records of
Douglas County, Nevada.

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated
as "Garage Easement" that is appurtenant to Lot 47 in Block A as
shown on the map referenced in Parcel 1 herein above.

Being Assessor's Parcel Number 1418-10-710-040.

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

a) 1418-10-710-040

b) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Trust Cost OK
KLE

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from a trust without consideration. See Affidavit of Certification of Trust.

5. Partial Interest: Percentage being transferred: 12.5%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Elizabeth B. Baxter Capacity Grantor

Signature: Charles Baker Baxter Capacity Grantee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Elizabeth B. Baxter, Trustee

Print Name: Charles Baker Baxter

Address: P. O. Box 150

Address: 56 GYPSY LANE

City: Glenbrook

City: BERKELEY

State: NV Zip: 89413

State: CA Zip: 94705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702