

RPTT: Exempt 8a
APN: 3-085-05

180397

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESS: That RONALD R. FELLION, A Single Man, As Sole and Separate Property [hereinafter called GRANTOR(S)] in consideration of \$ ZERO Dollars (\$ 0), the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to RONALD R. FELLION, or IRINA FELLION, Trust or their successors in trust, under the FELLION LIVING TRUST, dated NOV 15 2002 and amendments thereto [hereinafter called "GRANTEE(S)"] all that real property situated in the County of Esca, State of Nevada, bounded and described as follows:

LOT 4, BLOCK 5 ESCENT VALLEY RANCH & FARMS UNIT NO. 4, as recorded

SUBJECT TO tax for the present fiscal year and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, its and rights of way of record, if any.

-WITH WARRANTY COVENANTS-

Together with all tenement, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, have hereunto set our hands this 15 day of Nov, 2002.

Ronald R. Fellion
(Signature)

RONALD R. FELLION
(Print Name)

(Signature)

(Print Name)

STATE OF NEVADA)
COUNTY OF CLARK) SS.

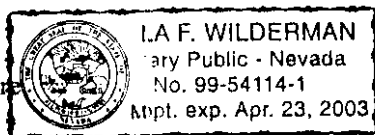
On this 15th day of November, 2002,
personally appeared before me a Notary Public

RONALD R. FELLION

personally known to me to be the person whose name
is subscribed to the above instrument who
acknowledged that he executed this instrument.

Myla Wilderman
Notary Public

Place Seal Here



RECORDING REQUESTED BY
AND MAIL TO

NAME: Mr. and Mrs. Ronald R. Fellion
ADDRESS: 5724 Majestic Tide Avenue
CITY: Las Vegas
STATE/ZIP: NV 89131

If applicable, mail
tax statements to:

NAME: Mr. and Mrs. Ronald R. Fellion
ADDRESS: 5724 Majestic Tide Avenue
CITY: Las Vegas
STATE/ZIP: NV 89131

SPACE BELOW THIS LINE
FOR RECORDERS USE ONLY

State of Nevada
Declaration of Value

1. Assessor Parcel Number:

- a) 3-085-05
b) 3-085-06
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 180397
Book 356 Page 253
Date of Recording: 12-20-02
Notes: _____

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
c) Condo/Twr d) 2-4 Plex
e) Apt. Bldg. f) Comm'/Ind'l
g) Agriculture h) Mobile Home
i) Other _____

3. Total Value/Sales Price Property:

\$ _____
Deduct Assumed Ls and/or Encumbrances: (_____)
Transfer Tax Valuer NRS 375.010, Section 2: \$ _____
Real Property Trans Tax Due: \$ _____

4. If Exemption Claimed

- a. Transfer Tax Exemtion, per NRS 375.090, Section: 8a
b. Explain Reason for exemption: Ronald R. Fellion and Irina Fellion are trustors of
the Fellion Living Trust and transfer is made without consideration

5. Partial Interest: Percent being transferred: 100 %

The undersigned decs and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided 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 parties agree that 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 375.1, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Ronald R. Fellion

Capacity Grantor

Signature Irina Fellion

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Ronald R. Fellion
Address: 5724 Majestic Tide Ave
City: Las Vegas
State: Nevada Zip: 89131

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Irina Fellion, Trustor/Trustee
Address: 5724 Majestic Tide Ave
City: Las Vegas
State: Nevada Zip: 89131

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)