Record requested by:

AND WHEN RECORDED MAIL TO:
Name:
St.:
City:
State, Zip:
----------THIS SPACE FOR RECORDER'S USE ONLY----------

WARRANTY DEED

THIS WARRANTY DEED made this __th day of ____, 20__, by _____ and wife, _____, of _____, _____, _____ "Grantor", to _____, as Co-Trustees of the _____ REVOCABLE LIVING TRUST dated _____, 20__, the "Grantee", of the same address.

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration, of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain real estate property situated in _ _ _ _ _ County, state of _ _ _ _ _ _ , as described:

_____

_____

TO HAVE AND TO HOLD, the same forever. AND THE GRANTOR hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year of 2001.

THERE IS HEREBY GRANTED TO THE GRANTEE, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

a. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.
b. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.
c. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.
d. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.
e. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.
f. To exercise all of the powers and discretions granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.
g. Although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute *and* deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby. To do all such acts and exercise all such rights and privileges,

It is the intention of the Grantor to vest title to the property in Grantee pursuant to the terms of the California state Statutes.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name the day and year first above written.

_____ _____

Husband signature *Wife signature*

STATE OF
COUNTY OF E

On _____, before me,_____ personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature_____.

(This area for official notarial seal)

Title of document_____
Date of document_____ No. of Pages_____
Other signatures not acknowledged_____