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REQUESTED BY
Danny Brawn
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

Assessor's Parcel Number: PTD 1319-30-631-003

2004 JUN 22 AM 10: 25

Recording Requested By:

WERNER CHRISTEN
RECORDER

Name: Danny Brawn

\$16⁵⁰ PAID kg DEPUTY

Address: PO Box 847

~~#2208 Mustang~~

City/State/Zip Manhaca

~~Buda~~, TX 78652

R.P.T.T.: #5

Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

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SPECIAL WARRANTY DEED

DATE: June 20, 2003

GRANTOR: Anita Shapiro Braun

GRANTOR'S MAILING ADDRESS: 12208 Mustang, Buda, Travis County, Texas, 78610

GRANTEE: Danny Joseph Braun

GRANTEE'S MAILING ADDRESS: 12208 Mustang, Buda, Travis County, Texas, 78610

CONSIDERATION:

The division of property in Cause No. FM302411, styled "IMMO Danny Braun and Anita Braun," entered in the 345th Judicial District Court of Travis County, Texas, and ten dollars and other valuable consideration paid by Grantee, Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

PROPERTY:

an undivided 1/26th interest as tenants in common, in ad to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at page 711, Douglas County, Nevada, as document number 183624. Unit No. 103 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property

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to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

Anita Shapiro Braun
Anita Shapiro Braun

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 20, 2003 by Anita Shapiro Braun.

Michelle R. Carter
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Danny Braun
12208 Mustang
Buda, Texas 78610



[Signature] 5/20/04

✓ DANNY BRAUN
P.O. BOX 847
MANCHACA, TX,
78652

PLEASE MAIL PAPERWORK ←

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