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06/26/2007 02:06 PM Deputy: DW

OFFICIAL RECORD
Requested By:
LENDERS FIRST CHOICE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0607 PG- 8229 RPTT: # 3



After ~~Recording~~ **First Choice**
3803 Parkwood Blvd., Ste. 100
Frisco, TX 75034
Attn: Recording/Policy Dept.

Prepared By:
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

Mail Tax Statements To:
Peggy A. Edmonson and
Amanda Ann Edmonson
1432 N. Marion Russell
Gardnerville, NV 89410

PROPERTY TAX ID # 1320-33-810-009

DEED OF GRANT

W.E.C.
P.A.E.
2007

THIS INDENTURE, MADE this 17th day of May, 2006 between PEGGY A. EDMONSON, a single woman and as guardian for AMANDA ANN EDMONSON, a single woman, of the County of Douglas, Grantors, and PEGGY A. EDMONSON, a single woman and AMANDA ANN EDMONSON, a single woman, as joint tenants, whose address is 1432 N. Marion Russell, Gardnerville, NV 89410, of the County of Douglas, Grantees.

WITNESSETH, that said Grantors, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 59 IN BLOCK L OF FINAL SUBDIVISION MAP FSM-1006 OF CHICHESTER ESTATES PHASE 1 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS

36-2286435

COUNTY, STATE OF NEVADA ON SEPTEMBER 12, 1995 IN BOOK 995 AT PAGE 1407 AS DOCUMENT NO. 370215, AND BY CERTIFICATE OF AMENDMENT RECORDED MARCH 5, 1997 IN BOOK 397, PAGE 654 AS DOCUMENT NO. 407852, DOUGLAS COUNTY, NEVADA RECORDS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 1320-33-810-009; SOURCE OF TITLE IS BOOK 0901, PAGE 2628 (RECORDED 09/11/01).

TAX ID: 1320-33-810-009

Property Address: 1432 N. Marion Russell, Gardnerville, NV 89410.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues ad profits thereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.



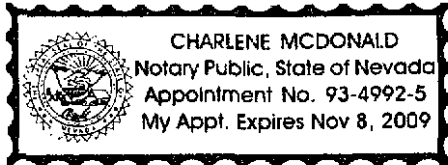
WITNESS the following signature and seal:

Peggy A. Edmonson
PEGGY A. EDMONSON

COMMONWEALTH OF NEVADA

County of Douglas to wit:

The foregoing, Deed of Grant was acknowledged before me this 17th day of May 2007, ~~2006~~, by PEGGY A. EDMONSON.



Charlene McDonald
Notary Public
My Commission Expires: 11-08-09

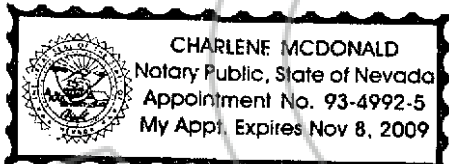
WITNESS the following signature and seal:

Amanda Ann Edmonson
AMANDA ANN EDMONSON

COMMONWEALTH OF NEVADA

County of Douglas to wit:

The foregoing, Deed of Grant was acknowledged before me this 17th day of May 2007, ~~2006~~, by AMANDA ANN EDMONSON.



Charlene McDonald
Notary Public
My Commission Expires: 11-08-09

Name and Address of Property Owner:

PEGGY A. EDMONSON
AMANDA ANN EDMONSON
1432 N. MARION RUSSELL
GARDENVILLE, NV 89410

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.