

Recording Requested By:
Mortgage Guaranty Insurance Corporation
270 East Kilbourn Avenue
Milwaukee, WI 532023199
Certificate# 23356155

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-1107 PG- 0833 RPTT: 936.00

When Recorded Mail To:
Jon C. Nichols and Rose M. Nichols
1955 Mojave Street
South Lake Tahoe, CA 96150



APN # 1220-21-810-038
R.P.T.T. \$936.00
Escrow No: 07023595 SK

WARRANTY DEED

THIS AGREEMENT, made this 31st day of October, 2007, between **Mortgage Guaranty Insurance Corporation**, whose address is **270 East Kilbourn Avenue, Milwaukee, WI 53202**, an insurance corporation created and existing under and by virtue of the laws of the United States and duly authorized to transact business in the State of Wisconsin, party of the first part; and **Jon C. Nichols and Rose M. Nichols** **whose address is **1955 Mojave Street, South Lake Tahoe CA 96150**, Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Douglas** and State of **Nevada** known and described as follows, to wit:

Lot 53, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974 in Book 375 page 676, as Document No. 72456

Together with all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the same unto said Grantee, its heirs and assigns, in fee simple forever.

****husband and wife as joint tenants**

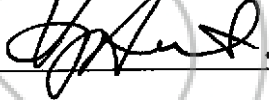
And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

APN No: **1220-21-810-038**

Address of the Real Estate: **661 Joette Drive, Gardnerville, Nevada 89460**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Mortgage Guaranty Insurance Corporation

By 

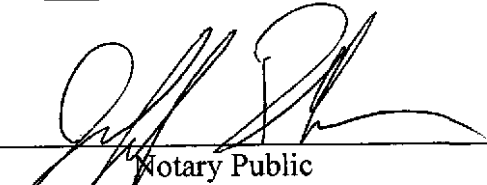
**Kurt J. Armbrust
Assistant Vice President**

STATE OF: Wisconsin)
COUNTY OF: Milwaukee) SS:

I, Jeffrey Rhodes, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kurt J. Armbrust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Director, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of October, 2007.

SEAL


Notary Public

**Jeffrey Rhodes
Notary Milwaukee County, Wisconsin
commission expires on 10/23/11**

This instrument was prepared by: In Rem REO Services, Inc. by its attorney:
BOIKO & OSIMANI, P.C., Attorneys at Law, Ronald S. Osimani, 3447 N. Lincoln Ave.,
Chicago, IL 60657 Phone: 773-296-6100

