

DOC # 721911
04/22/2008 09:05AM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-408 PG-5349 RPTT: 705.90



RECORDING REQUESTED BY:

LSI Title Agency, Inc.
FT080004630 PW

**When Recorded Mail Document
and Tax Statement To:**

Larry Borowick and Christopher Borowick
863 Ritter Drive
Gardnerville, NV 89460

RPTT: \$705.90
APN: 1220-16-710-045

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Aurora Loan Services, LLC

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to: Larry Borowick a Married Man as His Sole and Separate Property and Christopher Borowick a Single Man, All as Joint Tenants.

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

See "Exhibit One" Legal See "Exhibit Two" Special Warranty Deed for Verbiage

- SUBJECT TO: 1. Taxes for the fiscal year 2007-08
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: April 8, 2008

Aurora Loan Services, LLC

BY: _____

Parola J. Crocker, Vice President

STATE OF Colorado

COUNTY OF Jefferson

I, Benny Martinez a Notary Public of the County and State first above written, do hereby certify that Parola J. Crocker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

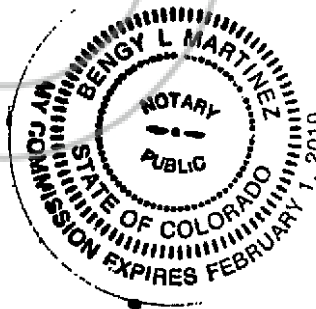
Witness my hand and official seal, this the

Five Seeds

Notary Public

My Commission Expires: 2.1.2010

(SEAL)



BK-408
PG-5350

EXHIBIT "ONE"
Legal Description

All that certain real property situate in the County of Douglas, State of NEVADA, described as follows:

Lot 16, in Block B, of GARDNERVILLE RANCHOS UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, as Document No. 35914.

APN: 1220-16-710-045

End of Report



BK-408
PG-5351

SPECIAL WARRANTY DEED

Exhibit "Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

