

OFFICIAL RECORD

Requested By:

SERVICELINK

I hereby affirm that this document submitted for recording does not contain a social security number.

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 4 Fee: 17.00
BK-0408 PG- 6794 RPTT: 819.00



Mark Appugliese
Signature MARK APPUGLIESE - AGENT
Printed name & title

APN# 1220-15-210-001

Recording Requested By: **SERVICELINK**

Name: **SERVICELINK**

Address: **4000 INDUSTRIAL BLVD**

City/State/Zip: **ALIQUIPPA, PA 15001**

Document Title: **SPECIAL WARRANTY DEED**

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from of document), Book recorded County Recorder office.	Page (date) in the	Document #	(type
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If Surveyor, please provide name and address.

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

This cover page must be typed.

**PROPERTY
TAX ID#
1220-15-210-001**

this space for recording information

After Recording Return to:
Loan No.: 53037575131
SL#: 1581026
ServiceLink
4000 Industrial Blvd
Aliquippa, PA 15001

Mail Tax Statements To:
Ronald H. Bemis
Gina Bemis
1424 Jobs Peak Drive
Gardnerville, NV 89460-6902

Property Address:
1424 Jobs Peak Drive
Gardnerville, NV 89460-6902

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 16 day of April 2008, by WASHINGTON MUTUAL BANK, with a business address of 7255 Baymeadows Way, Jacksonville, FL 32256, hereinafter called **GRANTOR**, grants to RONALD H. BEMIS, a single/~~married~~/unmarried man, and GINA BEMIS, a single/~~married~~/unmarried woman, residing at 1424 Jobs Peak Drive, Gardnerville, Nevada 89460-6902, hereinafter called **GRANTEES**:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of TWO HUNDRED TEN THOUSAND and 00/100 DOLLARS (\$210,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Douglas County, Nevada, viz:

LOT 220, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

SOURCE OF TITLE IS BOOK _____, PAGE _____ /INSTRUMENT NO. _____
0718347 (RECORDED 2/22/2008)

PROPERTY ADDRESS: 1424 Jobs Peak Drive, Gardnerville, Nevada 89460-6902
The legal description was obtained from a previously recorded instrument.

SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 2008-2009
2. COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances.



WITNESS the following signature and seal this 16 day of April, 2008.

ATTEST

April Clark
First Witness

April Clark
Print Name

Brenda W. Oxford
Second Witness
Brenda W. Oxford

Print Name

WASHINGTON MUTUAL BANK

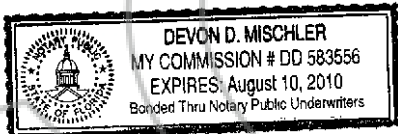
BY: Victoria H. Grimm
VICTORIA H. GRIMM

ITS: Assistant Vice President

STATE OF Florida }

COUNTY OF Duval }

April ACKNOWLEDGED BEFORE ME, on this 16th day of April, 2008, the undersigned authority, personally appeared VICTORIA H. GRIMM, who is the Assistant Vice President of WASHINGTON MUTUAL BANK, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.



[Signature]
NOTARY PUBLIC
My Commission Expires 8/10/2010

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein 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; property use; any zoning regulations concerning described property herein conveyed; or 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. **PREPARER NOT RESPONSIBLE FOR CLOSING**

Prepared under the supervision of:
P. Desantis, Esq.
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191 Brandon, Florida 33511

1-866-755-6300

