

DOC # 728992  
08/27/2008 02:45PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN TITLE REN  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-808 PG-4577 RPTT: 1,154.40



A.P. No. 1320-30-820-013  
Escrow No. 121-2354825-LH/WDB  
R.P.T.T. \$1,154.40

*WHEN RECORDED RETURN TO:*

Vicki S. Groff  
1052 Aspen Grove Circle  
Minden, NV 89423

*MAIL TAX STATEMENTS TO:*

Vicki S. Groff  
1052 Aspen Grove Circle  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Wells Fargo Bank, N.A. as Trustee for ABFC 2006-OPT3 Trust, ABFC Asset-Backed  
Certificates, Series 2006-OPT3

do(es) hereby *GRANT, BARGAIN and SELL* to

Vicki S. Groff, an unmarried woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 11 AS SHOWN ON THE FINAL SUBDIVISION MAP PD#01-21 FOR COTTAGES IN  
MOUNTAIN GLEN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF  
DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 9, 2002, IN BOOK 802, PAGE  
2902, AS FILE NO. 549206.**

**SUBJECT TO THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED OCTOBER 26, 1994, BOOK 1094, PAGE 4508, DOCUMENT NO. 349406,  
AND AMENDED AUGUST 9, 2002, BOOK 0802, PAGE 2906, DOCUMENT NO. 0549209  
OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Date: 08/04/2008

Wells Fargo Bank, N.A. as Trustee for ABFC  
2006-OPT3 Trust, ABFC Asset-Backed  
Certificates, Series 2006-OPT3 by American  
Home Mortgage Servicing, Inc. as attorney in  
fact

*Melissa Levy*

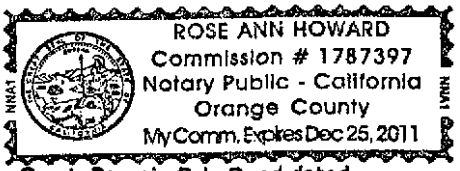
Melissa Levy  
Assistant Secretary

*[Signature]*  
By: Chris Bisceglia  
Its: Assistant Secretary

STATE CA )  
OF CA ) : ss.  
COUNTY OF Orange )

This instrument was acknowledged before me on AUG 20 2008  
by Chris Bisceglia and  
Melissa Levy

*Rose Ann Howard*  
Notary Public  
(My commission expires: \_\_\_\_\_)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
08/04/2008 under Escrow No. 121-2354825