

DOC # 729310
09/03/2008 03:09PM Deputy: PK
OFFICIAL RECORD

Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-908 PG-570 RPTT: 1,267.50



RECORDING REQUESTED BY:

First Centennial Title
Company of Nevada
Title Number 168829-CT
Escrow Number FT080010009-RW

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

Steven A Van Der Sluis and Linda L Van Der Sluis
3547 Long Drive
Minden, NV 89423

RPTT: \$1,267.50

APN: 1420-08-610-005

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CitiBank, N.A. As Trustee

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and

Convey to Steven A Van Der Sluis and Linda L Van Der Sluis, husband and wife 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 Verblage

SUBJECT TO: 1. Taxes for the fiscal year 2008-2009
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: August 25, 2008

CitiBank, N.A. As Trustee

BY: _____

SUSAN F. CHRISTY
VICE PRESIDENT



EMC MORTGAGE CORPORATION
as Attorney in Fact

STATE OF Texas

COUNTY OF Denton

I, Deborah L. Dawson, a Notary Public of the County and State first above written, do hereby certify that Susan F. Christy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

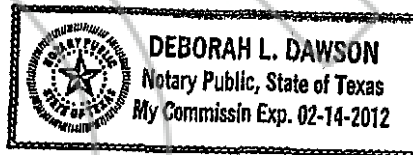
Witness my hand and official seal, this the

8/27/08

Deborah L. Dawson
Notary Public

My Commission Expires: 2/14/12

(SEAL)



BK-908
PG-571

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.

FDNV0510.rdw



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EXHIBIT "A"
Legal Description

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

Lot 624, of the Final Map of SUNRIDGE HEIGHTS III, PHASE 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 24, 2004, in Book 0804, Page 10164, as Document No. 622411.

APN: 1420-08-610-005

End of Report

