



RECORDING REQUESTED BY:

Stewart Title of Nevada, Inc.
Order No. 1011816
Escrow No. FT080010913

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

Allen R. Peake and Nicole R. Peake
PO Box 6253
Gardnerville, NV 89460

RPTT: \$760.50
APN: ~~120~~-21-710-201
1220

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 Allen R. Peake and Nicole R. Peake 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 Verbiage

- SUBJECT TO: 1. Taxes for the fiscal year 2008-09
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: October 14, 2008

Aurora Loan Services, LLC

BY:

Alexandra Medina, Vice President

STATE OF Colorado

COUNTY OF Jefferson

I, Sabrina Tounzen a Notary Public of the County and State first above written, do hereby certify that Alexandra Medina, Vice President personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the

September 29, 2008

Sabrina Tounzen

Notary Public

My Commission Expires: 03/30/2009

(SEAL)

SABRINA TOUNZEN
Notary Public
State of Colorado



BK-1008
PG-2444

EXHIBIT "ONE"

LEGAL DESCRIPTION

Lot 367, as shown on the Map of GARDNERVILLE RANCHOS UNIT 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

APN: 1220-21-710-201

COPY



BK-1008
PG-2445

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.

