

DOC # 734497
12/12/2008 01:46PM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1208 PG-2845 RPTT: 1,989.00



RECORDING REQUESTED BY:

First Centennial Title Co of Nevada
Order No. 167299 CT
Escrow No. FT080013629

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

Jack R. Stewart and Susan K. Stewart
10725 Artrude Street
Shadow Hills, CA 91040

RPTT: \$1,989.00
APN: 1219-01-000-011

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bank of America, N.A.

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

Convey to Jack R. Stewart and Susan K. Stewart husband and wife as joint
tenants
all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

See "Exhibit A" 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: November 13, 2008

Bank of America, N.A.; by JPMorgan Chase Bank, National Association as Successor in Interest to Washington Mutual Bank as attorney in fact

BY: [Signature]
LORRE LETTMAN
Asst. Treasurer

STATE OF Florida
COUNTY OF Duval

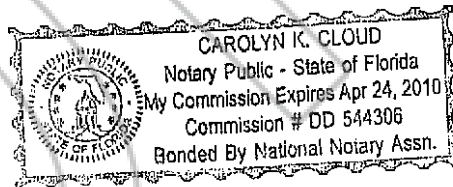
I, Carolyn K. Cloud, a Notary Public of the County and State first above written, do hereby certify that LORRE LETTMAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11/14/08

Carolyn K. Cloud
Notary Public

My Commission Expires: _____

(SEAL)



BK-1208
PG-2846

EXHIBIT "A"
Legal Description

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

Situate in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of said Section 1, proceed South $0^{\circ}03'$ East, 1707.71 feet, along the section line to the True Point of Beginning, which is the Northeast corner of the parcel, continue thence South $0^{\circ}03'$ East 292.35 feet along the section line to the Southeast corner of the parcel; thence South $89^{\circ}18'$ West, 745.00 feet to the Southwest corner of the parcel; thence North $0^{\circ}03'$ West, 292.35 feet to the Northwest corner of the parcel; thence North $89^{\circ}18'$ East, 745.00 feet to the True Point of Beginning.

The above metes and bounds description was previously described in document recorded August 14, 2000, in Book 800, page 2565, as File No. 497681, Official Records of Douglas County, Nevada.

APN: 1219-01-000-011

End of Report



BK-1208
PG-2847

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.



BK-1208
PG-2848