

DOC # 738375  
02/24/2009 09:25AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
SERVICELINK ALIQUIPPA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-209 PG-5828 RPTT: 1,209.00



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

Deborah Kiss  
Signature DEBORAH KISS  
Printed name & title AUDITOR

APN# 1220-03-111-004

Recording Requested By: CHICAGO TITLE

Name: CHICAGO TITLE/SERVICELINK DIVISION

Address: 400 CORPORATION DR.

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
--	-----------------------	------------	-------

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#  
1220-03-111-004**

*[this space for recording information]*

**After Recording Return to:**  
Loan No. 3061594028  
SL# 1741166  
ServiceLink  
4000 Industrial Blvd  
Aliquippa, PA 15001

**Mail Tax Statements To:**  
Jeffrey Cady  
Sara Cady  
1376 Branden Lane  
Gardnerville, NV 89410

**Property Address:**  
1376 Branden Lane  
Gardnerville, NV 89410

### **SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, executed this 14 day of Jan 2009, by JP MORGAN CHASE BANK, National Association, with a business address of 1255 Baymeadows Way, Jacksonville FL 32256, hereinafter referred to as GRANTOR, grants to JEFFREY CADY and SARA CADY, husband and wife, as joint tenants with the right of survivorship, residing at 1376 Branden Lane, Gardnerville, NV 89410, hereinafter referred to as 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 THREE HUNDRED TEN THOUSAND and 00/100 DOLLARS (\$310,000.00) 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 4 OF BLOCK A AS SHOWN ON THE MAP ENTITLED, STODICK ESTATES SOUTH, PHASE 2, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED JUNE 6, 2005 AS DOCUMENT NO. 646056 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**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.**

**BEING THE SAME PROPERTY CONVEYED TO WASHINGTON MUTUAL BANK BY TRUSTEE'S DEED RECORDED 10/13/2008 AS DOCUMENT NO. 731365 IN DOUGLAS COUNTY, NEVADA.**

**PROPERTY ADDRESS:** 1376 Branden Lane, Gardnerville, NV 89410  
*The legal description was obtained from a previously recorded instrument.*

- SUBJECT TO:**
1. TAXES FOR THE FISCAL YEAR 2009-2010
  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 anyway 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.**

*This space intentionally left blank*

*Signature Page follows*



WITNESS the following signature and seal this 14 day of Jan, 2009.

**ATTEST**

[Signature]  
First Witness

**Devon D. Mischler**

Print Name

[Signature]  
Second Witness

**Jill Kelsey**

Print Name

STATE OF FLORIDA }

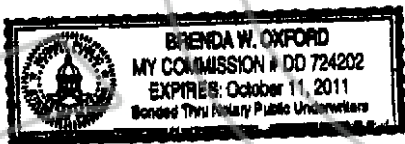
**JP MORGAN CHASE BANK, National Association as Successor in Interest to Washington Mutual Bank**

BY: [Signature]

ITS: **HAROLD HOLBROOK**  
Assistant Treasurer

COUNTY OF DUVAL }

**JAN** **HAROLD HOLBROOK** ACKNOWLEDGED and EXECUTED BEFORE ME, on this 14 day of JAN, 2009, the undersigned authority, personally appeared HAROLD HOLBROOK, who is the Assistant Treasurer of JP MORGAN CHASE BANK, National Association as Successor in Interest to Washington Mutual Bank, and is appearing on behalf of said national banking association, with full authority to act for said national banking association in this transaction, who is known to me or has shown [Signature] as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned national banking association.



[Signature]  
NOTARY PUBLIC Brenda W. Oxford  
My Commission Expires 10-11-2011

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this 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. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.** The conveyance amount was provided to preparer by agent for Grantor.

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

