

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0409 PG- 2868 RPTT: 544.05



PROPERTY  
TAX ID#  
1220-15-110-041

[this space for recording information]

After Recording Return to:

TCT#: 1118938

✓ 2605 ENTERPRISE ROAD EAST #300  
CLEARWATER, FL. 33739

Mail Tax Statements To:

William F. Nave, III  
2 Sage Ct  
Novato, CA 94945

Property Address:

959 Monument Peak Drive  
Gardnerville, NV 89460

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, executed this 17 day of March 2009,  
by AURORA LOAN SERVICES, LLC, with a business address of 10350 Park Meadows Drive,  
3<sup>rd</sup> Floor, Littleton, CO 80124, hereinafter referred to as GRANTOR, grants to WILLIAM F.  
NAVE, III, a single/married/unmarried man, residing at 2 Sage Court, Novato,  
CA 94945, hereinafter referred to as GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" 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 ONE HUNDRED  
FORTY THOUSAND and 00/100 DOLLARS (\$140,000.00) and other valuable considerations,  
receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases,

conveys and confirms unto the GRANTEE, all that certain land, situated in Douglas County, Nevada, viz:

**LOT 77 AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 04, 1965, AS FILING NO. 28377.**

**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 AURORA LOAN SERVICES, LLC, BY TRUSTEE'S DEED UPON SALE DATED 09/11/2008 RECORDED 09/17/2008 AS DOCUMENT NO. 730116, IN DOUGLAS COUNTY, NEVADA.**

**PROPERTY ADDRESS:** 959 Monument Peak Drive, Gardenerville, NV 89460  
*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 Grantee 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 anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee 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.

WITNESS the following signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST

First Witness

Print Name

Second Witness

Print Name

AURORA LOAN SERVICING, LLC by  
First American REO Servicing as Attorney  
in Fact

BY:

ITS:

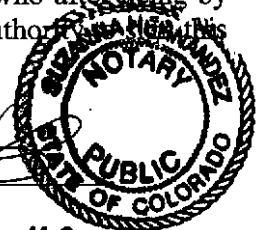
STATE OF

COUNTY OF

ACKNOWLEDGED BEFORE ME, on this 17 day of March, 2009, the undersigned authority, personally appeared Juan Colantoni, who is the Portfolio mgr of First American REO Servicing as Attorney in Fact for AURORA LOAN SERVICING, LLC, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to execute this deed on behalf of the aforementioned corporation.

NOTARY PUBLIC

My Commission Expires



My Commission Expires  
MAY 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 the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulation 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

