

DOC # 751082
09/23/2009 01:07PM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-909 PG-4639 RPTT: 518.70



628354 321892945

A.P.N. 1220-21-710-224

Mail Tax Statements to grantee below:
When recorded mail to Daniel & Jacqueline Spurgeon
1452 Tyndall way
Gardnerville, NV 89460
Affix R. P. T. T., \$ 518.70
FCTC - 174676-08

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of August 1, 2004 Morgan Stanley ABS Capital I INC. Trust 2004-HE7 Mortgage Pass-Through Certificates, Series 2004-HE7 in Consideration of \$ 10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to DANIEL SPURGEON AND JACQUELINE L. SPURGEON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT * all that real property situated in the City of Gardnerville County of Douglas State of Nevada, bounded and described as follows: * OF SURVIVORSHIP

LOT 200, AS SHOWN ON THE MAP OF GARNDERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

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 herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests 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 change(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.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness _____ hand _____ this 15 day of September, 2009

Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of August 1, 2004 Morgan Stanley ABS Capital I INC. Trust 2004-HE7 Mortgage Pass-Through Certificates, Series 2004-HE7

By: Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomeEq Servicing, its Attorney-in-Fact

By: _____

Printed Name Tonya Blechliger

Its Assistant Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, _____, the undersigned Notary Public, personally appeared _____ known to me to be the person who executed the within instrument as _____ on behalf of the national banking association therein named, and acknowledged to me that the corporation executed the same.

WITNESS my hand and official seal.

(Notary Public)



State of California }
County of Sacramento } ss.

On **SEP 15 2009**, before me, **H. Clapp**, Notary Public, personally appeared **Tonya Blechinger**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature 

