

DOC # 754540  
11/25/2009 12:03PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
NORTHERN NEVADA TITLE CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 42.00  
BK-1109 PG-5858 RPTT: 612.30



**A.P.N. 1220-21-810-252**  
**Escrow No.: DO-1092098-LI**  
**1092098**

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

*PHYLLIS K. PICKARD*

621 ADALINE WAY  
GARDNERVILLE, NV 89460

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 612.30, computed on full value of property conveyed.

**GRANT, BARGAIN, SALE DEED**

That **Fannie Mae A/K/A Federal National Mortgage Association** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Phyllis K. Pickard, an unmarried woman** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:

**Lot 266, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 as Document No. 72456.**

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

Dated: November 3, 2009



Federal National Mortgage Association  
By Old Republic Title Company of Nevada, a Nevada Corporation  
Its Attorney in Fact

By: *Karen Cooper*  
Name: Karen Cooper, Vice President  
Its:

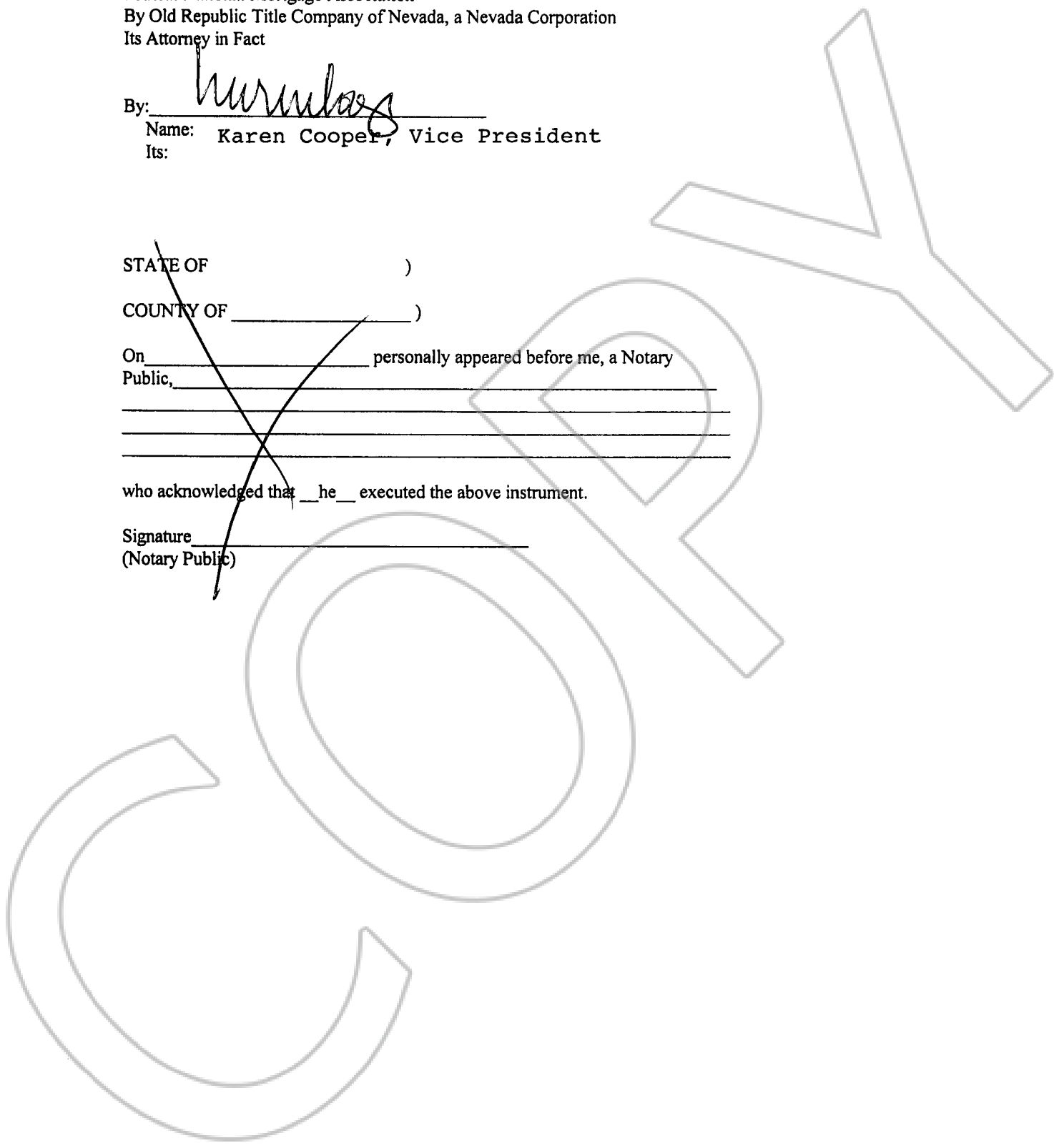
STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ personally appeared before me, a Notary  
Public, \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

who acknowledged that he executed the above instrument.

Signature \_\_\_\_\_  
(Notary Public)





State of California )  
County of San Joaquin )

On 11-23-09 before me,  
Carole Jensen, Notary Public (here insert name and title of the officer),  
personally appeared Karen Cooper,  
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.

Signature  (Seal)





**EXHIBIT "B"**

Escrow Holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction: Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$188,400.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$188,400.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.