

Recording Requested by FAT - *WJH*

A.P.N.: 1220-08-802-006
File No: OFS-3467702 (LMP)
R.P.T.T.: \$1,205.10

DOC # 760359
03/18/2010 09:02AM Deputy: PK
OFFICIAL RECORD
Requested By:
DOCUMENT PROCESSING SOLU
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 41.00
BK-310 PG-3925 RPTT: 1,205.10



When Recorded Mail To: Mail Tax Statements To:
Raymond V. Jensen and Natalie Jensen
1180 Big Jake Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust Inc.

do(es) hereby *GRANT, BARGAIN and SELL* to

Raymond V. Jensen and Natalie Jensen, husband and wife as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

PARCEL D, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR PHILLIP D. MCKINNON ET UX, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 27, 1976, AS DOCUMENT NO. 86935.

PARCEL 2:

A THIRTY-FOOT (30') WIDE STRIP OF LAND FOR PRIVATE ACCESS PURPOSES LOCATED WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR PHILLIP D. MCKINNON AND CHARLOTTE A. MCKINNON, RECORDED JANUARY 27, 1976, AT PAGE 822 AS DOCUMENT NO. 86935, DOUGLAS COUNTY, NEVADA, RECORDERS OFFICE;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL B, NORTH 89°06'00 WEST, 30.00 FEET;

THENCE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINES OF PARCELS B AND C PER SAID PARCEL MAP DOCUMENT NO. 86935, NORTH 00°58'30" EAST, 208.53 FEET TO THE NORTH LINE OF SAID PARCEL C;



**TENCE ALONG SAID NORTH LINE, SOUTH 89°06'00" EAST, 30.00 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL C;**

**TENCE ALONG SAID EAST LINES, SOUTH 00°58'30" WEST, 208.53 FEET TO THE
POINT OF BEGINNING.**

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 11.312, THE HEREIN ABOVE
LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 8,
2005, BOOK 0205, PAGE 2862, AS FILE NO. 0636282, RECORDED IN THE OFFICIAL
RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."**

PARCEL 3:

**A 40 FOOT WIDE PRIVATE ROAD EASEMENT AS SHOWN ON LOT 14, AS SET FORTH
ON THE MAP FOR SILVERRANCH SUBDIVISION, PHASE 8, FILED FOR RECORD IN THE
OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 7, 2004, IN BOOK 0504 OF
OFFICIAL RECORDS, PAGE 2789, AS DOCUMENT NO. 612542.**

PARCEL 4:

**A PUBLIC UTILITY EASEMENT OVER THAT PORTION OF LOT 14 OF SILVERRANCH
PHASE 8 RECORDED IN BOOK 0504 AT PAGE 2789 AS FILE NO. 612542 OF THE
OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA SHOWN AS A "PRIVATE ROAD
EASEMENT" (40 FEET IN WIDTH), AS SHOWN IN DOCUMENT RECORDED MARCH 11,
2005, IN BOOK 0305, PAGE 4305, DOCUMENT NO. 638635.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED DECEMBER 18, 2008, IN BOOK 1208, PAGE
3816, AS INSTRUMENT NO. 734715.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/03/2010



U.S. Bank, N.A., as Trustee for Citigroup
Mortgage Loan Trust Inc.



By: Authorized Signatures, Title
Michael D. Ferguson VP PNC Bank,
National Association Authorized Signer

STATE OF OHIO)

COUNTY OF MONTGOMERY)

: ss.

This instrument was acknowledged before me on March 4, 2010 by
U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust Inc..



Notary Public Jill A. Fortney

(My commission expires: 3/30/11)

JILL A. FORTNEY, Notary Public
In and For the State of Ohio
For the Commission Expires Mar. 30, 2011

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 03, 2010** under Escrow No. **OFS-3467702**.