

APN # 1220-01-002-030

Escrow # 00178504 --CT
RPTT: \$1,103.70

Recording Requested By:
Equity Title
1215 S. Fort Apache Rd.
Suite 220
Las Vegas, NV 89117

When Recorded Return to:
Wayne L. Woolway
1238 Julian Way
Gardnerville, NV 89410

Mail Tax Statements to:
Wayne L. Woolway
1238 Julian Way
Gardnerville, NV 89410

DOC # 763010
05/03/2010 01:26PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 20.00
BK-510 PG-315 RPTT: 1,103.70



SPACE ABOVE FOR RECORDERS USE

Special Warranty Deed

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).


SIGNATURE

Title Officer
TITLE

Kathy Pavlik
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER



APN No: 1220-01-002-030

SPECIAL WARRANTY DEED
(NEVADA)

Date: April 29, 2010

Grantor: FEDERAL DEPOSIT INSURANCE CORPORATION,
as Receiver for AMTRUST BANK

Grantor's Mailing Address (including county):

1601 Bryan Street
Dallas, Dallas County, Texas 75201

Grantee: WAYNE WOOLWAY, *an unmarried man*

Grantee's Mailing Address:

123 Julian Way, Gardnerville, NV 89410

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description (including any improvements):

See Exhibit A attached hereto and incorporated herein by reference.

Whereas, the subject Property hereinabove described was acquired by Grantor by that certain Trustee's Deed Upon Sale recorded on September 30, 2009 in Book 909, Page 6284 of the Official Public Records of Douglas County, State of Nevada.

Grantor, for the consideration stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, any and all improvements located thereon and affixed thereto, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the Property unto Grantee, Grantee's successors and assigns forever, subject to (a) the Permitted Encumbrances, as hereinafter defined, and (b) the exceptions, limitations and conditions herein set forth. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee



and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance and warranty herein, when and only when the claim is by, through, or under Grantor but not otherwise.

Except for the limited covenant of warranty stated immediately above, the Property is conveyed: (a) without covenant, representation, or warranty of any kind or nature, express or implied, and (b) subject to the following matters (such matters hereinafter referred to individually and collectively as "**Permitted Encumbrances**"): (1) easements, rights of way, and prescriptive rights, whether of record or not; licenses and leases, whether written or oral, recorded or unrecorded; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances; liens, conveyances, and other instruments affecting the Property that have not been created, or do not arise, by, through, or under Grantor; rights of co-owners and co-tenants; rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or protrusions, or overlapping of improvements; any condition, right, claim, or other matter which would be revealed by a current survey of the Property or which could be discovered by an inspection of the Property; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement District, Municipal Utility District, or similar governmental or quasi-governmental agency; taxes and assessments of whatever kind, type, or nature, assessed, levied, due, or payable for the year or period during which this conveyance takes place and for any subsequent year or period, the payment of which Grantee assumes; taxes, penalties, and assessments for the year in which this conveyance takes place and prior years due to change in land usage, ownership, or omission and/or mistake of assessment, the payment of which Grantee assumes; (2) existing building and zoning ordinances, land use laws and regulations, and environmental regulations; and (3) rights of parties in possession.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE.

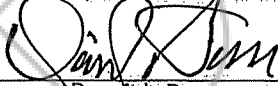


GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for AMTRUST BANK

By: 
Printed Name: David Barr
Its: Attorney In Fact

**DAVID BARR
ATTORNEY-IN-FACT**

~~ACCEPTED AND AGREED TO AND DELIVERY ACKNOWLEDGED ON THIS THE 27th
DAY OF April, 2010.~~

~~GRANTEE:~~

~~Wayne Woolway~~



GRANTOR'S ACKNOWLEDGEMENT

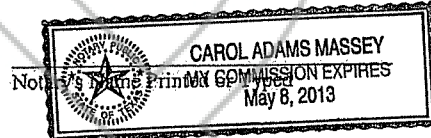
STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on this the 29th day of APRIL, 2010 by DAVID BARR, Attorney In Fact, on behalf of the FEDERAL DEPOSIT INSURANCE CORPORATION acting in the capacity therein stated.

My Commission Expires:

5-8-13

Carol Adams Massey
Notary Public



GRANTEE'S ACKNOWLEDGEMENTS

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2010,
by (name) _____

My Commission Expires:

Notary Public

Notary's Name Printed or Typed



AFTER RECORDING, RETURN TO:

Wayne Woolway

1238 Julian Way
Gardnerville NV 89410

COPY



EXHIBIT "A"
Legal Description

All that certain real property situate in the County of Douglas, State of NEVADA, described as follows:

Situate in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, described as follows:

Property commonly known as Lot 12 of that certain unrecorded subdivision map of PINENUT SUBDIVISION UNIT NO. 2, as more particularly described as follows:

BEGINNING at a point on the Southeasterly side of the Fish Springs Road, which is also the Northwesterly corner of the lot and from which the South $\frac{1}{4}$ corner of said Section 1, Township 12 North, Range 20 East, M.D.B. & M., bears South $45^{\circ}43'27''$ West, 851.89 feet; thence along the Southeasterly side of Fish Springs Road, North $45^{\circ}11'35''$ East, 634.42 feet; thence along the East side of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1; thence South $0^{\circ}00'40''$ West, 533.70 feet; thence North $89^{\circ}50'20''$ West, 365.00 feet; thence North $44^{\circ}48'25''$ West, 120.63 feet to the point of beginning.

Reference is hereby made to that certain Record of Survey filed for record with the Douglas County Recorder on November 9, 1989 in Book 1189, page 1290, as Document No. 214433.

The above metes and bounds description was previously described in document recorded July 19, 2000, in Book 700, page 2507, as File No. 495917, recorded in the Official Records of Douglas County, State of Nevada.

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End of Report