



APN#1319-30-512-010

**Prepared By when Recorded Mail To:**

Timios, Inc.  
5716 Corsa Ave., Suite 102  
Westlake Village, CA 91362  
Phone: (877) 884-6467

**Mail Tax Statements To:**

Federal National Mortgage Association  
P.O. Box 650043  
Dallas, TX 75265-0043

**GRANT, BARGAIN, SALE DEED**

**\*Deed in Lieu of Foreclosure**

THIS INDENTURE WITNESSETH: That TRACEY L. BUXTON, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS TRACEY L. BUXTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY in consideration of \$0.00, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to FEDERAL NATIONAL MORTGAGE CORPORATION whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043 all that real property situate in the City of STATELINE, County of DOUGLAS, State of Nevada, bounded and described as follows:

Parcel I: Unit 8 of Lot 2 Condominium Map, as set forth on sheet 6 of the 3rd Amendment of Tahoe Village No. 2 filed for record on August 14, 1979, in Book 879, Page 1053, as Document No. 3555, Official Records of Douglas County, State of Nevada. Parcel 2: An undivided 1/18th interest in and to those areas designated as "Common Area" as set forth on the Map of Lot 2 of Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of Tahoe Village No. 2, filed for record on August 14, 1979, in Book 879, Page 1053, as Document No. 35555, Official Records of Douglas County, State of Nevada.

BEING THE SAME PROPERTY CONVEYED TO Tracey L. Buxton, a married woman, as her sole and separate property BY DEED FROM Timothy Buxton and Tracey L. Buxton, husband and wife RECORDED 06/29/2007 IN DEED BOOK 607 PAGE 10224, IN THE DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE.

**SUBJECT TO:**

1. All general and special taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.



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

It is the specific intention of the parties hereto that there shall not be a merger of the fee with the lien of that certain Mortgage from Timothy Buxton and Tracey L. Buxton, husband and wife as Joint Tenants to MERS, Inc. solely for First Magnus Financial Corporation, Western Title Company as Trustee dated 10/05/2006, recorded 10/09/2006 in Book 1006, Page 2917 and Assigned to Citimortgage, Inc. in Document dated 9/24/2009, recorded 10/05/2009, so that the lien of the said Mortgage is preserved.

For informational purposes:

This is my/our homestead.

This is NOT my/our homestead.

Witness \_\_\_\_\_ hand  this 9<sup>th</sup> day of June, 2010.

Tracey Lynn Buxton  
TRACEY L. BUXTON

STATE OF

COUNTY OF

On 6-9-2010, personally appeared before me, a Notary Public,  
Tracey L Buxton

known (or proved) to me to be the person who executed the foregoing instrument and who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

Serina L Ratliff  
Notary Public in and for said County and State  
Commission expires: April 15, 2013



ORDER NO. 08-00551715

WHEN RECORDED MAIL TO: \_\_\_\_\_

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SPACE BELOW FOR RECORDER'S USE ONLY