This Document Prepared by Michael B. Johnson, Esq. McCathern Mooty LLP 3710 Rawlins, Suite 1600 Dallas, Texas 75248 Ph: 214.741.2662

When recorded, return to: Stanley E. Knupp Janet K. Knupp P.O. Box 830 Oakhurst, 6A 93644 DOC # 769004
08/20/2010 03:26PM Deputy: SG
 OFFICIAL RECORD
 Requested By:
FIRST AMERICANTITLE STAT
 Douglas County - NV
 Karen Ellison - Recorder
Page: 1 of 6 Fee: 44.00
BK-810 PG-4733 RPTT: 319.80

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Assessor's Parcel No. 1420-29-715-004

FDIC Asset No. 10188000170 1115 Country Club Drive, Minden NV

SPECIAL WARRANTY DEED (Grant, Bargain and Sale Deed)

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF CARSON RIVER COMMUNITY BANK, hereinafter referred to as "Grantor", does hereby grant, bargain, sell and convey unto STANLEY E. KNAPP and JANET K. KNAPP, husband and wife as joint tenants——, hereinafter referred to as "Grantee", certain real property and the improvements located thereon, lying in the County of Douglas. State of Nevada, to wit:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof for all purposes.

SUBJECT TO taxes for the fiscal year 2010 and all easements, rights-of-way, reservations, restrictions, and conditions of record, if any.

TO HAVE AND TO HOLD TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining and any reversions, remainders, rents issues or profits therefrom.

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any

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land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to all easements, rights-of-way, encumbrances, exceptions, covenants, conditions, restrictions, encroachments, reservations, access limitations and all other matters filed of record as of the date hereof (collectively, the "Permitted Exceptions"), but only to the extent such Permitted Exceptions affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, but with full substitution and subrogation of Grantee in and to all covenants of warranty by parties other than Grantor heretofore given or made with respect to the rights, titles, and interests herein conveyed or any part thereof.

Except as specifically stated herein, Grantor hereby specifically disclaims any warranty, guaranty, or representation, oral or written, past, present or future, of, as, to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, and of the Property, for any and all activities and uses which Grantee may elect to conduct thereon or any improvements Grantee may elect to construct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained herein, the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body. THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" BASIS, AND EXCEPT AS OTHERWISE SPECIFIED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE. AND SPECIFICALLY NEGATES AND DISCLAIMS. ANY REPRESENTATIONS. WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, AS TO (a) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (b) THE INCOME TO BE DERIVED FROM THE PROPERTY, (c) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (d) THE PROPERTY'S COMPLIANCE WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (e) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILTY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (f) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (g) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (h) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY OTHER THAN THE WARRANTIES OF TITLE AS SET FORTH HEREIN. GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL

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PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2010 and subsequent years, there having been a proper proration of advalorem taxes for the current calendar year between Grantor and Grantee. Pursuant to 12 U.S.C. §1825(b)(3), the Federal Deposit Insurance Corporation is not liable for any penalties, fines, fees or court costs resulting from the failure of any person to pay any real property tax, personal property tax, probate or recording tax or any recording or filing fees when due.

[Remainder of page intentionally left blank.]



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In witness whereto, this Deed was executed by the undersigned to be effective as of the day of August, 2010. **GRANTOR FEDERAL DEPOSIT INSURANCE** CORPORATION AS RECEIVER OF CARSON **RIVER COMMUNITY BANK** By: Edward L. Massey Printed Name: Attorney-In-Fact Title: STATE OF COUNTY OF 2010, personally appeared before me, a Notary Public in On the day of and for said County and State, of the FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF CARSON RIVER COMMUNITY BANK, who acknowledged to me that he executed the same in such capacity. WITNESS my hand and official seal. NOTARY PUBLIC in and for said County and State

Grantor's Name, Address and Phone No.
FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER OF CARSON
RIVER COMMUNITY BANK
1601 Bryan Street
Energy Plaza
Dallas, Texas 75201
214.741.2662

Grantee's Name, Address and Phone No. Stanley E. Knupp Janet K. Knupp 41375 Singing Hills Circle Ahwahnee, California 93601 559.683.7224

SEND TAX STATEMENTS TO GRANTEE

SPECIAL WARRANTY DEED - Page 4

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

\$\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$
State of California
County of ORANGE
On AUG. 12, 2010 before me, E. FLORES, NOTARY Personally appeared EDWARD L. MASSEY Name and Title of the Officer
personally appeared EDWARD L. MASSEY
Name(s) of Signer(s)
,
who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are
E. FLORES 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
My Comm. Expires Jul 5, 2013 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: 1 Ames
Place Notary Seal Above OPTIONAL Signature of Notary Public
Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document
Title or Type of Document: Operal Warranty Olea
Document Date: Woust, 2, 2010 Number of Pages: 5
Stores Other Than Named Above: 1115 Country Club De., Mulen, NY
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name:
☐ Corporate Officer — Title(s): ☐ Corporate Officer — Title(s): ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
☐ Individual RIGHT THUMBPRINT OF SIGNER ☐ Partner — ☐ Limited ☐ General Top of thumb Mere ☐ Partner — ☐ Limited ☐ General Top of thumb Mere
Top of thumb lifere ☐ Partner — ☐ Limited ☐ General Top of thumb lifere ☐ Attorney in Fact. ☐ Attorney in Fact.
☐ Trustee ☐ Trustee
☐ Guardian or Conservator ☐ Guardian or Conservator
□ Other:
Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Partner — Limited General Top of thumb lifere Guardian or Conservator Other: Signer Is Representing: Signer Is Representing:
Signer Is Representing:

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EXHIBIT A

Legal Description

LOT 356, IN BLOCK G, AS SHOWN ON THE FINAL MAP #PO99-02-08 OF SARATOGA SPRINGS ESTATES UNIT 8, A PLANNED DEVELOMENT, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 18, 2004, AS DOCUMENT NO. 626992.

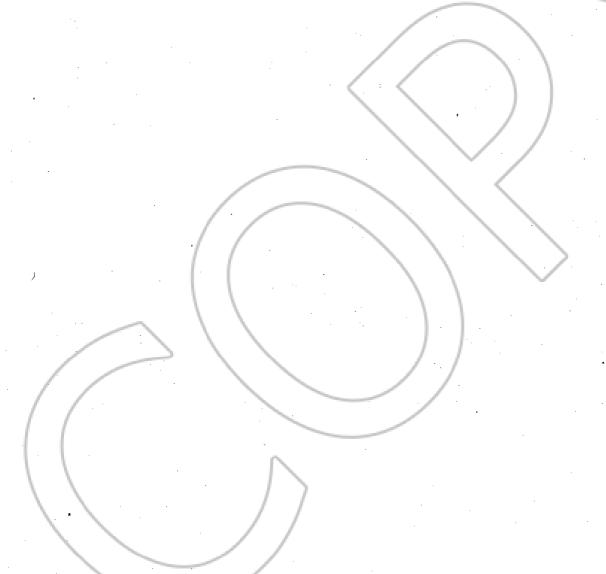


EXHIBIT A, Legal Description – Solo Page C:\Documents and Settings\justingallagher\Local Settings\Temporary Internet Files\OLK6F\Special Warranty Deed.doc