

DOC # 776215
12/30/2010 10:35AM Deputy: SD
OFFICIAL RECORD
Requested By:
WESTERN TITLE COMPANY
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: 21.00
BK-1210 PG-6858 RPTT: 3,627.00



APN# : 1420-29-612-003,013,018,020,023;
1420-29-612-025,030 thru 032,036;
1420-29-612-041,042;
1420-29-715-002 thru 004,006,007;
1420-29-715-008,009,015,017,021;
1420-29-715-026,028

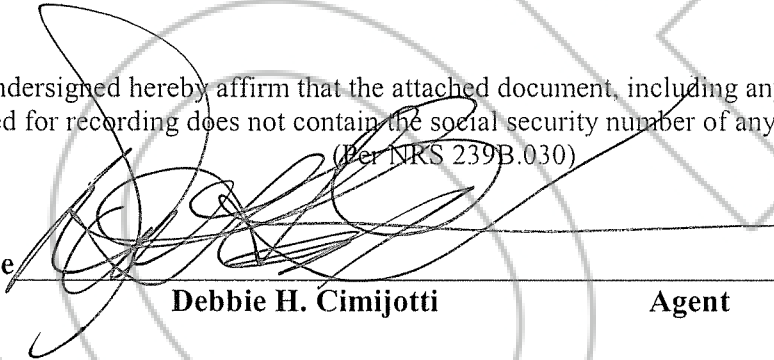
RPTT # 3,627.00
Recording Requested By:
Western Title Company, Inc.
Escrow No.: 032762-RTO

When Recorded Mail To:
A & A Construction, Inc. Profit Sharing Trust
Alton Anker, Administrator
1170 Zerolene Road
Minden, NV 89423

Mail Tax Statements to: (deeds only)
Grantee
same as above

(space above for Recorder's use only)

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)

Signature 
Debbie H. Cimijotti Agent

SPECIAL WARRANTY DEED



This Document Prepared by
Michael B. Johnson, Esq.
MCCATHERN | MOOTY | HYDE | GRINKE, L.L.P.
3710 Rawlins, Suite 1600
Dallas, Texas 75248
Ph: 214.741.2662

When recorded, return to:
A & A Construction, Inc. Profit Sharing Trust
Alton Anker, Administrator
1170 Zerolene Road
Minden, Nevada 89423

FOR OFFICIAL USE ONLY

—Above This Line Reserved for Official Use Only—

Assessor's Parcel Nos.:
1420-29-612-003,013,018,020,023;
1420-29-612-025,030 thru 032,036
1420-29-612-041,042
1420-29-715-002,003,006,007
1420-29-715-008,009,015,017,021
1420-29-715-026,028

Asset No. 10188000163
23 Lots, Saratoga Springs, Minden, NV

SPECIAL WARRANTY 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, **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF CARSON RIVER COMMUNITY BANK**, hereinafter referred to as "Grantor", does hereby grant, bargain, sell and convey unto **A & A CONSTRUCTION, INC. PROFIT SHARING TRUST, a Nevada Trust under Trust Agreement dated May 1, 2009**, 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 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.

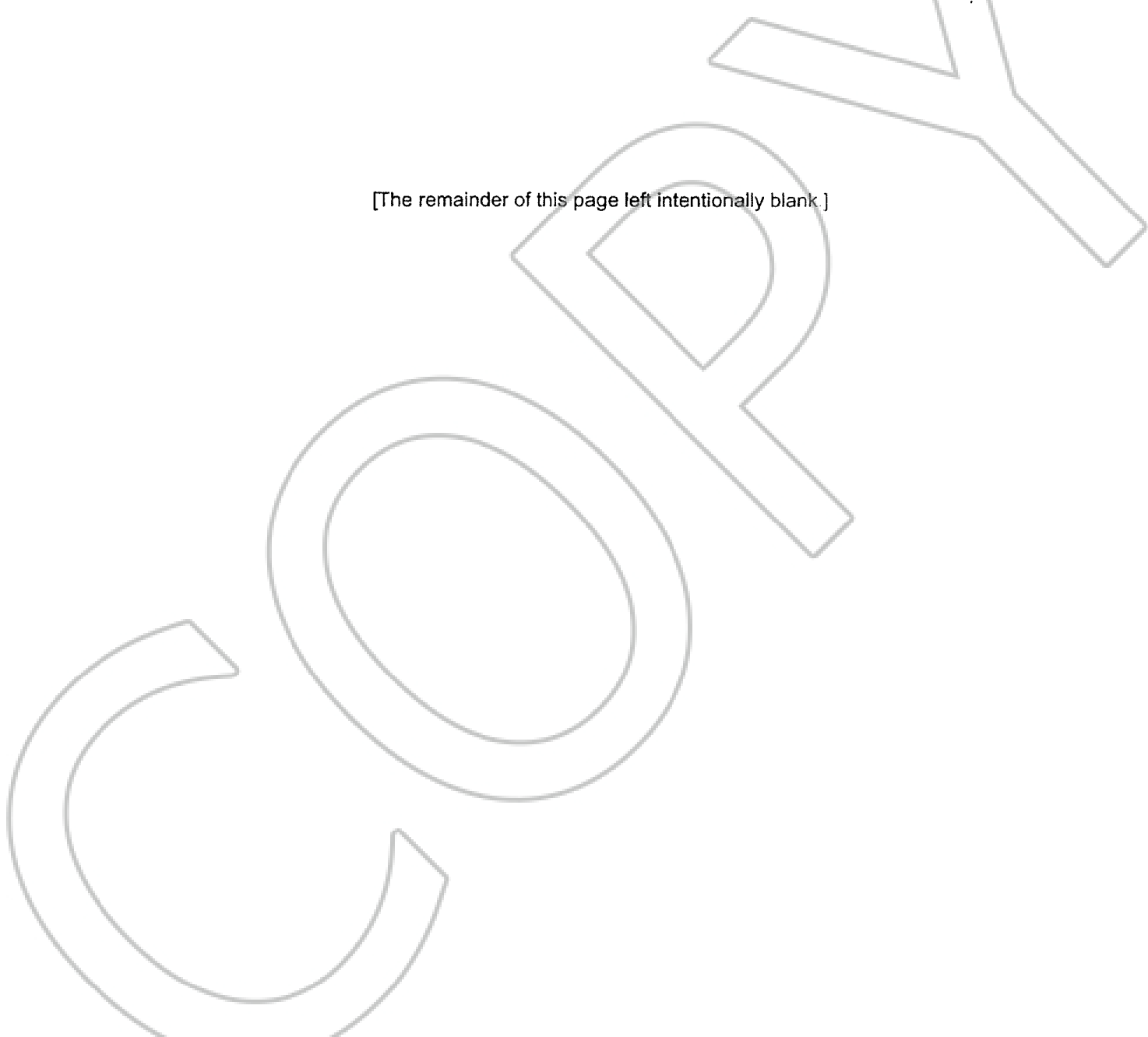
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted 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.

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.



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 2011 and subsequent years, there having been a proper proration of ad valorem 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.

[The remainder of this page left intentionally blank.]





28th In witness whereof, this Deed was executed by the undersigned to be effective as of the day of December, 2010.

GRANTOR

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER OF CARSON
RIVER COMMUNITY BANK

By: [Signature]
Printed Name: _____
Title: Herbert M. Moses
Attorney-in-Fact

STATE OF _____
COUNTY OF _____

§
§
§

ss:

On the ____ day of December, 2010, personally appeared before me, a Notary Public in 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

Grantee's Name, Address and Phone No.
A & A Construction, Inc. Profit Sharing Trust
Alton Anker, Administrator
1170 Zerolene Road
Minden, Nevada 89423

*see attached
acknowledgment
12-28-2010
SSD*

SEND TAX STATEMENTS TO GRANTEE

*12-28-10
RJA*



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Orange }

Notary Public

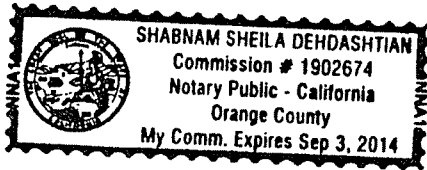
On 12-28-2010 before me, Shabnam Sheila Dehdashtian,
Date Here Insert Name and Title of the Officer

personally appeared Herbert M. Moses
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 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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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: Special warranty Deed

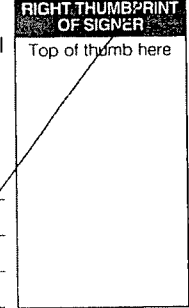
Document Date: 12-28-2010 Number of Pages: 6

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Herbert M. Moses Signer's Name: N/A

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: FDIC

PROPERTY: 23 Lots, Saratoga Sp. mp, Minden, NV Asset: 1018800163



CONSENTED TO AND APPROVED BY:

A & A CONSTRUCTION, INC. PROFIT SHARING TRUST,
a Nevada Trust under Trust Agreement dated May 1, 2009

By: [Signature]
Name: Alton Anker
Title: Administrator

STATE OF Nevada §
 § ss:
COUNTY OF Douglas §

On the 29 day of December, 2010, personally appeared before me, a Notary Public in and for said County and State, Alton Anker, Administrator of the A & A CONSTRUCTION, INC. PROFIT SHARING TRUST, a Nevada Trust under Trust Agreement dated May 1, 2009, who acknowledged to me that he executed the same in such capacity.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC in and for said County and State

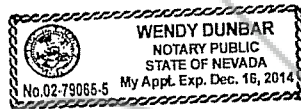




EXHIBIT A

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Lot 280 in Block A; Lot 313 in Block B; Lots 290, 295, 297 and 300 in Block C; Lots 302, 307, 308 and 309 in Block D; Lots 333 and 335 in Block E; Lots 342, 344 and 347 in Block F; and Lots 351, 352, 354, 355, 358, 359, 360 and 361 in Block G. as shown on the Final Map #PD99-02-08 of SARATOGA SPRINGS ESTATES UNIT 8, a Planned Development, filed in the Office of the Douglas County Recorder on October 18, 2004, as Document no. 626992.

Assessor's Parcel Numbers:

1420-29-612-003,013,018,020,023
1420-29-612-025,030 thru 032,036
1420-29-612-041,042
1420-29-715-002,003,006,007
1420-29-715-008,009,015,017,021
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