

DOC # 780395
03/22/2011 03:32PM Deputy: SG
OFFICIAL RECORD
Requested By:
TICOR TITLE - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-311 PG-4832 RPTT: 583.05



APN: 1220-28-510-064

RECORDING REQUESTED BY:

Ticor Title of Nevada, Inc.
Order No. 01010444 TO
Escrow No. FT100036797

**When Recorded Mail Document
and Tax Statement To:**

James C. Welch
591 Lisa Lane
Gardnerville, NV 89460

RPTT: \$583.05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HSBC Bank USA, National Association, as Trustee on behalf of the holders of the Nomura Home Equity Loan, Inc. Asset Backed Certificates Series 2005-HE1

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to James Welch An Unmarried Man

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

See "Exhibit One" Legal See "Exhibit Two" Special Warranty Deed for Verbiage

SUBJECT TO: 1. Taxes for the fiscal year 2010-11

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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


DATED: March 16, 2011



Property Address: 591 Lisa Lane, Gardnerville,
Nevada 89460

HSBC Bank USA, National Association, as
Trustee on behalf of the holders of the Nomura
Home Equity Loan, Inc. Asset Backed
Certificates Series 2005-HE1

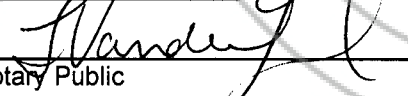
By: Select Portfolio Servicing, as Attorney in
Fact

BY: 
CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF Utah
COUNTY OF Salt Lake

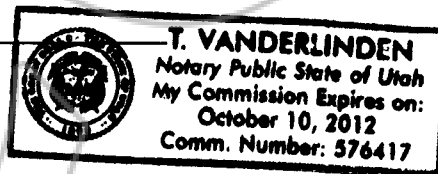
I, T. Vanderlinden a Notary Public of the
County and State first above written, do hereby
certify that CHERYL E. KRUEGER, DOC. CONTROL OFFICER
personally appeared before me this day and
acknowledged the due execution of the
foregoing instrument.

Witness my hand and official seal, this the
March 2, 2011


Notary Public

My Commission Expires:

(SEAL)



exp 10/10/2012



POWER OF ATTORNEY ACKNOWLEDGEMENT

State of Utah

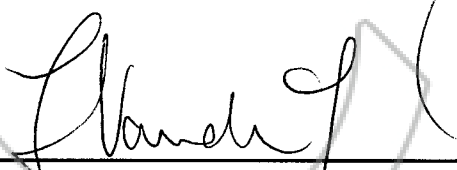
County of Salt Lake

This instrument was acknowledged before me on

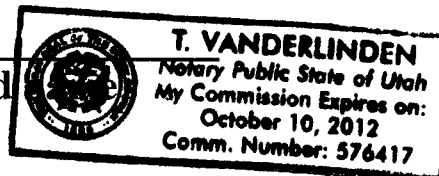
March 2, 2011 by _____

CHERYL E. KRUEGER, DOC. CONTROL OFFICER

as attorney in fact for SPS


Notary Public (signature)

Notary Public (printed)





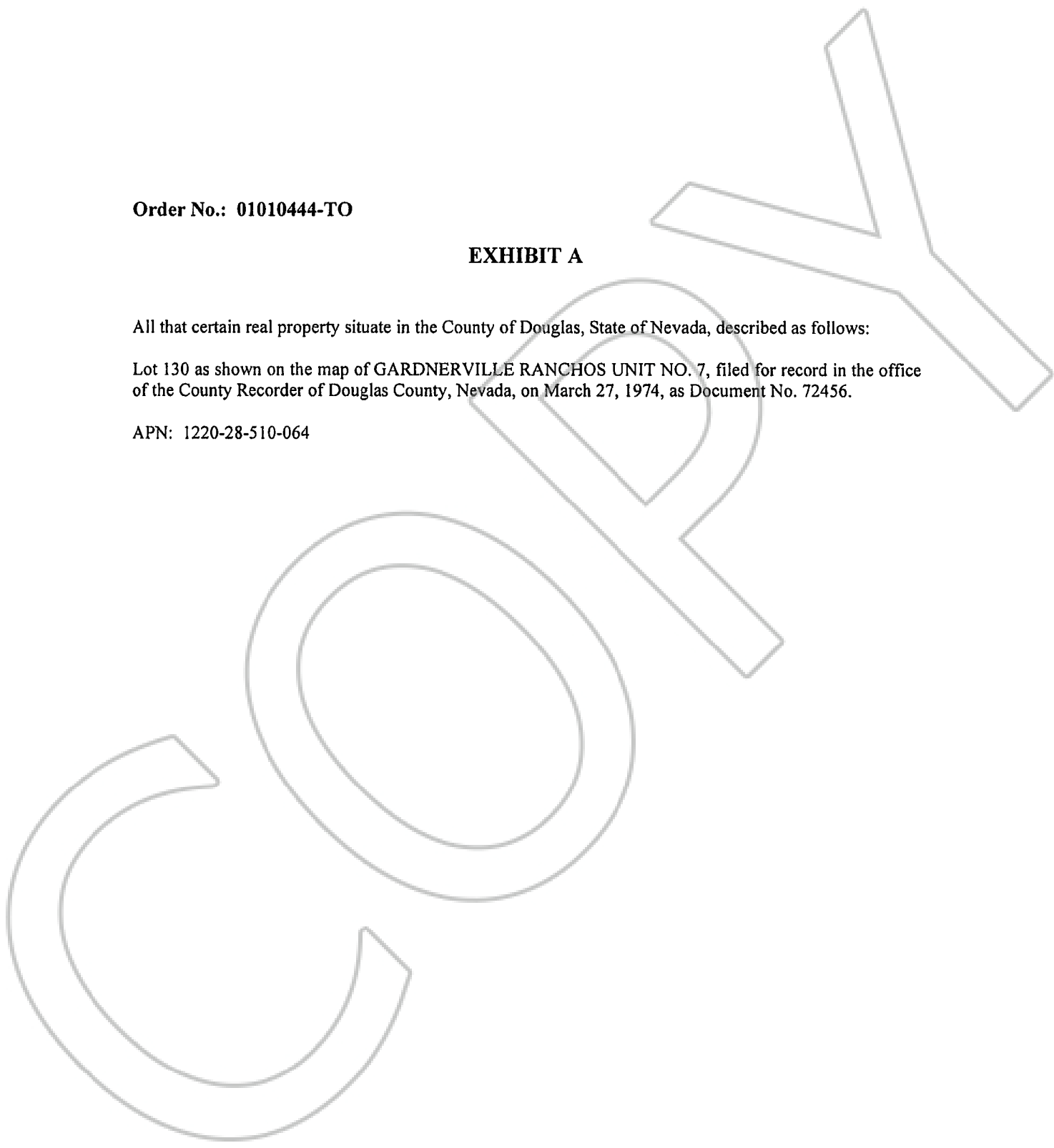
Order No.: 01010444-TO

EXHIBIT A

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

Lot 130 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

APN: 1220-28-510-064





SPECIAL WARRANTY DEED
Exhibit "Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.