

Requested By:
Ticor Title - Reno (Title)
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-711 PG-4965 RPTT: 1618.50



APN: 1224-04-001-020
RECORDING REQUESTED BY:
Ticor Title of Nevada, INC.
Order No. 01103526 TO
Escrow No. FT110041401

When Recorded Mail Document
and Tax Statement To:
Jerry Cottrell and Leslie Cottrell
1309 Cardinal Court
Gardnerville, NV 89460

RPTT: \$1,618.50

01103526-TO

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bank of America, N.A.

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

Convey to Jerry L Cottrell and Leslie A Cottrell **Husband and Wife As Joint Tenants**

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

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

SUBJECT TO: 1. Taxes for the fiscal year 2011-12

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: July 6, 2011

Bank of America, N.A.

By: Green Tree Servicing LLC its attorney in fact

BY: Bradley S. Johnson

Bradley S. Johnson

STATE OF Arizona
COUNTY OF Maricopa

I, Cynthia L. Wolf, a Notary Public of the County and State first above written, do hereby certify that Bradley S. Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

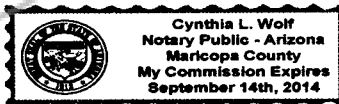
Witness my hand and official seal, this the

8th of July, 2011.

Cynthia L. Wolf
Notary Public

My Commission Expires: 9/14/14

(SEAL)





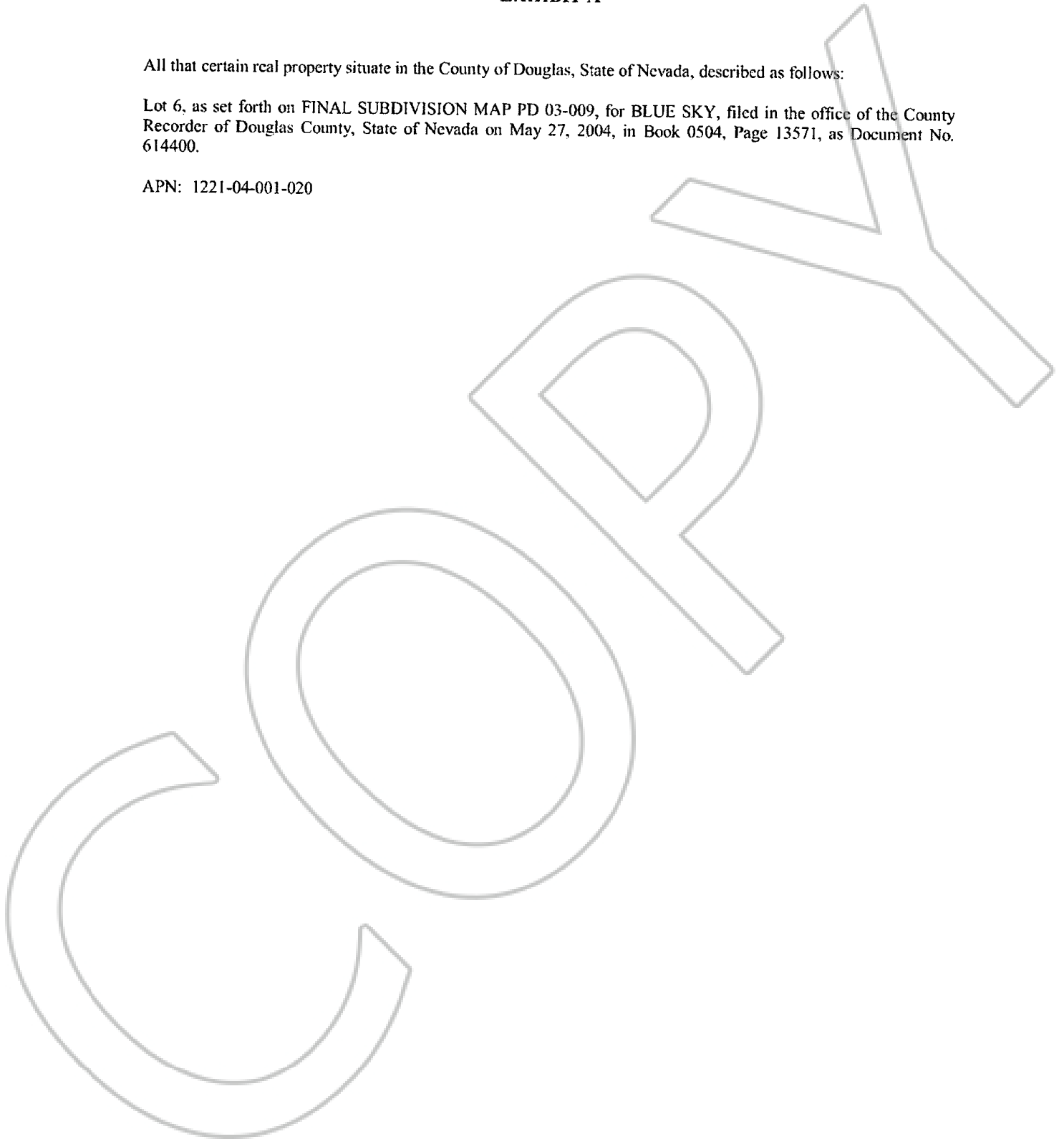
Order No.: 01103526-TO

EXHIBIT A

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

Lot 6, as set forth on FINAL SUBDIVISION MAP PD 03-009, for BLUE SKY, filed in the office of the County Recorder of Douglas County, State of Nevada on May 27, 2004, in Book 0504, Page 13571, as Document No. 614400.

APN: 1221-04-001-020





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.