

DOC # 791525
10/26/2011 03:44PM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1011 PG-4700 RPTT: 557.70



After Recording Return to:

Mail Tax Statements To:
Roberta Connors
1443 Edlesborough Circle
Gardnerville, NV 89410

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

[this space for recording information]

PROPERTY TAX ID#
1320-33-413-007

SPECIAL WARRANTY DEED

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)*

This SPECIAL WARRANTY DEED, executed this 7th day of September 2011, by and between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as **GRANTOR**, and **ROBERTA CONNORS** a ~~single/married~~/unmarried woman, residing at 1443 Edlesborough Circle, Gardnerville, Nevada 89410, hereinafter referred to as **GRANTEE**:

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH, GRANTOR, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, bargains, and sells to Grantee, Grantee's heirs and assigns forever, all that real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 32, IN BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP FSM #1006-3 OF CHICHESTER ESTATES, PHASE 3, FILED FOR RECORD IN THE



OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 11, 1997 IN BOOK 997, AT PAGES 2121, AS DOCUMENT NO. 421409, OFFICIAL RECORDS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED JULY 21, 2011 IN BOOK 711, PAGE 3744, AS INSTRUMENT NO. 786703 IN DOUGLAS COUNTY, NEVADA.

PROPERTY ADDRESS: 1443 Edlesborough Circle, Gardnerville, Nevada 89410
The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to such property, and the reversion and reversions, remainder and remainders, rents, issues and profits of such property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

(signature page to follow)



Dated this 7th day of September, 2011

GRANTOR:

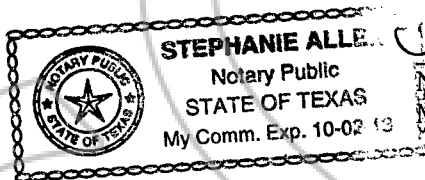
Recording state does not require witnesses.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By: *Pennie Clayton*
Pennie Clayton AVP
Printed Name Title
The Secretary's Duly Authorized Property Management Contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f)

STATE OF TEXAS
COLLIN COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 7th day of September, 2011, the undersigned authority, personally appeared Pennie Clayton, who is the Secretary's Duly Authorized Property Management Contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or who has shown _____ as identification, who acknowledged that he/she executed the same as their free act and deed of said Secretary.



Stephanie Allen
NOTARY PUBLIC
My Commission Expires 10-02-2013
Stephanie Allen

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.

Prepared under the supervision of: P. Desantis, Esq.
By: Law's Specialty Group, Inc. 235 West Brandon Blvd., #191, Brandon, Florida 33511 (866) 755-6300