

APN: 131930516042

**RECORDING REQUESTED BY:**

Fidelity National Title  
Ticor # 01105195

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

Ronald M Snedecor  
1329 Hwy 395 N Ste 10-262  
Gardnerville, NV 89410

DOC # 795482  
01/06/2012 03:37PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Ticor Title - Reno (Title )  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-112 PG-975 RPTT: 585.00



RPTT: \$585.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That PennyMac Corp.

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

Convey to Ronald M Snedecor , 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

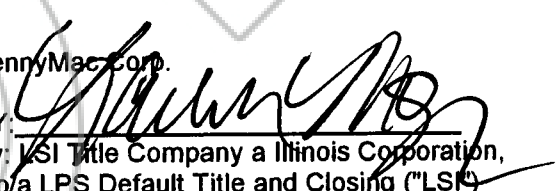
SUBJECT TO:1. Taxes for the fiscal year 2011-12

- 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: January 3, 2012

PennyMac Corp.

BY:   
By: LSI Title Company a Illinois Corporation,  
d/b/a LPS Default Title and Closing ("LSI")  
as Attorney in fact for PennyMac Corp

Laura Morgan *LSI*

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public of the  
County and State first above written, do hereby  
certify that \_\_\_\_\_  
personally appeared before me this day and  
acknowledged the due execution of the  
foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



### ACKNOWLEDGMENT

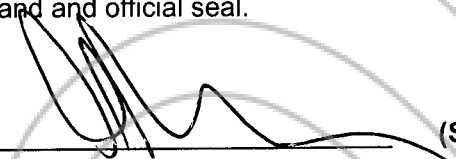
State of California  
County of ORANGE )

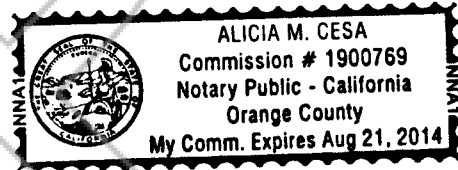
On 1-4-2012 before me, Alicia M Cesa, Notary Public  
(insert name and title of the officer)

personally appeared Laura Morgan,  
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  (Seal)





**Order No.: 01105195-TO**

**EXHIBIT A**

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

All that portion of Lots 36A and 36B and that portion of the Common Area of TAHOE VILLAGE UNIT NO. 1, AMENDED in the County of Douglas, State of Nevada, filed for record on December 7, 1971, Document No. 55769, more particularly described as follows:

COMMENCING at Point "A", as shown on said TAHOE VILLAGE UNIT NO. 1, AMENDED:

Thence South 32°01'39" East 416.07 feet to the TRUE POINT OF BEGINNING;

Thence South 85°44'37" East 26.65 feet;

Thence South 04°15'23" West 25.20 feet,

Thence North 85°44'37" West 26.65 feet;

Thence North 04°15'23" East 25.20 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded June 19, 2003, in Book 0603, Page 9948, Document No. 580604.

Note: Document No. 644770 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1319-30-516-042



**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.