

DOC # 801848
05/03/2012 09:44AM Deputy: PK
OFFICIAL RECORD
Requested By:

U.S. Deeds
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-512 PG-798 RPTT: EX#007



APN: 1220-22-310-012
R.P.T.T.: \$0.00
Exempt: (7)

After Recording Mail To:
Audrey Holden
8394 Sunset Avenue
Fair Oaks, California 95628

Send Subsequent Tax Bills To:
Audrey Holden
8394 Sunset Avenue
Fair Oaks, California 95628

GRANT, BARGAIN, AND SALE DEED
WITH SPECIAL WARRANTIES

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Audrey Holden, an unmarried woman**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, and WARRANTS to **Audrey Holden, Trustee of the Audrey Holden Living Trust dated May 13, 2009**, whose address is 8394 Sunset Avenue, Fair Oaks, California, 95628,

ALL right, title, interest and claim to the following real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 648, 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.

Per NRS 111.312 - The Legal Description appeared previously in Deed, recorded on August 12, 2004, as Document No. 621306 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: _____

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

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.



Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

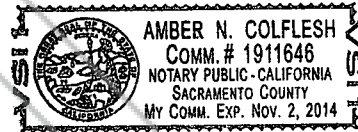
WITNESS my/our hands, this 18 day of April, 2012

Audrey Holden
Audrey Holden

STATE OF California)
COUNTY OF Sacramento)^{ss}

This instrument was acknowledged before me, this 18 day of April, 2012, by Amber N. Colflesh as Notary Public of Audrey Holden.

NOTARY STAMP/SEAL



Amber N. Colflesh
Notary Public
Notary Public
Title and Rank
My Commission Expires: 11/2/14