

DOC # 805420  
07/11/2012 09:15AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
Northern Nevada Title CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$43.00  
BK-712 PG-2469 RPTT: 358.80



**A.P.N.: 1320-30-710-032**  
**Escrow No.: 1097585-LI**

**RECORDING REQUESTED BY**  
Northern Nevada Title Company  
307 W Winnie Lane, Suite 1  
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO**

Bruce Sanders and Cynthia Sanders  
4404 Consuelo Rd.  
Woodland Hills, CA 91364

**THIS SPACE FOR RECORDER'S USE ONLY**

The undersigned grantor(s) declare(s):

Documentary Transfer tax is **\$358.80**,

**GRANT, BARGAIN, SALE DEED**

That **Fannie Mae a/k/a Federal National Mortgage Association** organized and existing under the laws of the United States of America in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Bruce Sanders and Cynthia Sanders, husband and wife, as Joint Tenants** all that real property in the **County of Douglas**, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**


**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

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

Dated: June 7, 2012



Federal National Mortgage Association  
by Old Republic Title Company of Nevada,  
a Nevada Corporation Its Attorney in Fact

BY:   
Name: **Wendy McLaughlin**  
ITS: **Vice President**

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_

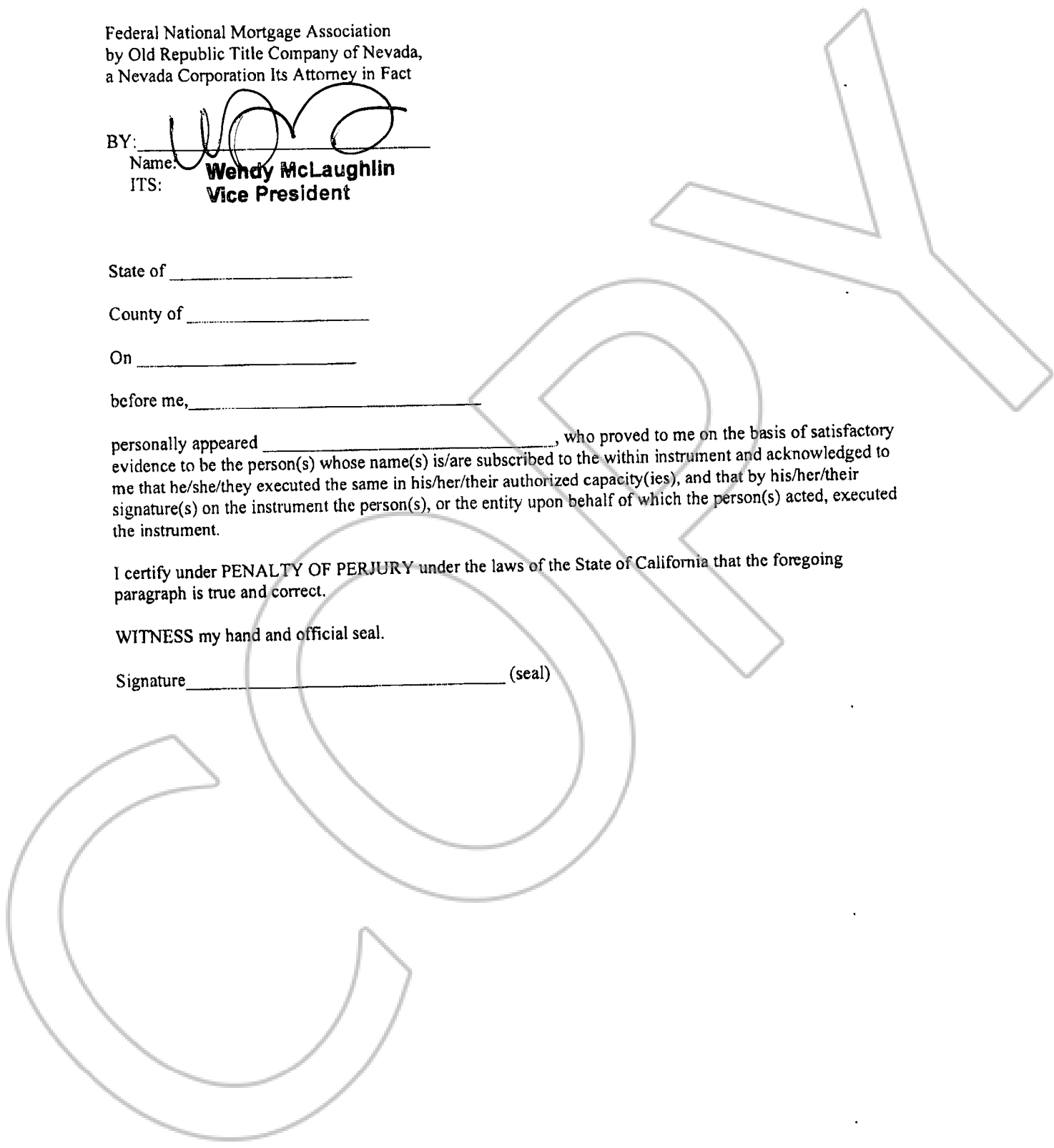
before me, \_\_\_\_\_

personally appeared \_\_\_\_\_, 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)





State of California

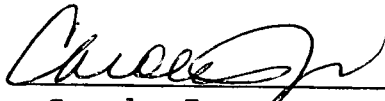
County of San Joaquin

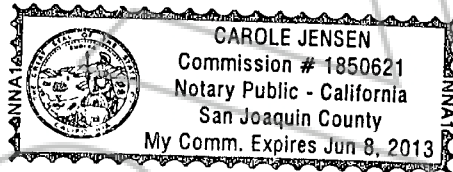
On 6-11-12 before me, Carole Jensen, a  
Notary Public, personally appeared Wendy McLaughlin

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   
Name Carole Jensen  
(typed or printed)



(Area reserved for official notarial seal)

*COOPER*



**EXHIBIT "A"**

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

**PARCEL 1:**

Unit 31 as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

**PARCEL 2:**

An undivided 1/31<sup>st</sup> interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

**PARCEL 3:**

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

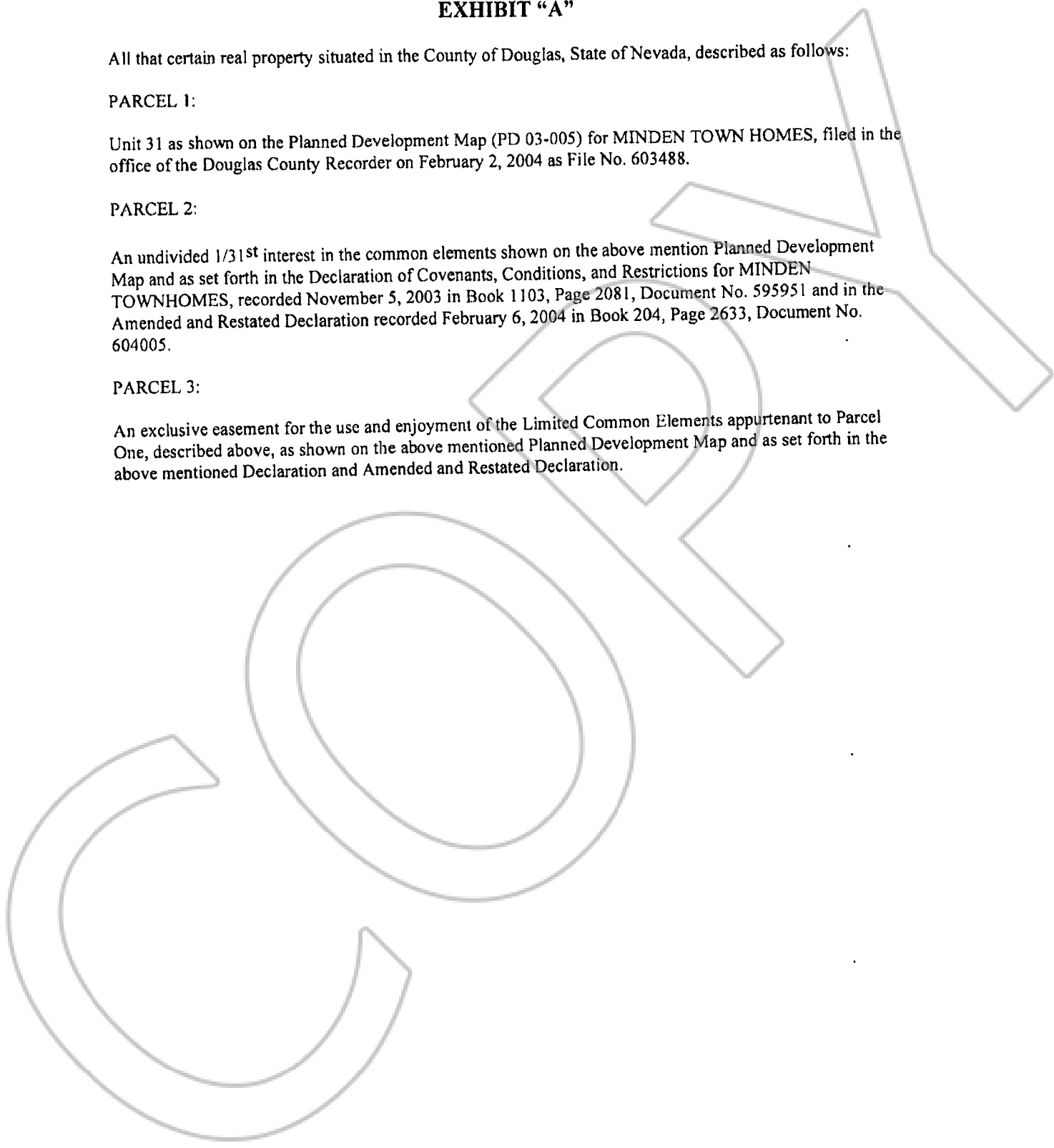




EXHIBIT "B"

Escrow Holder is hereby instructed and authorized to cause the policy of title insurance in favor of the buyer herein subject to the following deed restriction: Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$110,400.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$110,400.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

