

DOC # 806121
07/20/2012 03:11PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-712 PG-5256 RPTT: 553.80



Assessor Parcel No. 1320-30-113-002

Return when recorded and mail tax statement to:
Gertrude H. Beard
1763 Shamrock Circle
Minden, NV 89423

Noble Title Escrow No: 14558-1111CJ

R.P.T.T. \$553.80
Sales Price 142,000.00

2416830-VT

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Federal National Mortgage Association a/k/a Fannie Mae

does hereby GRANT, BARGAIN, SELL and CONVEY to

Gertrude H. Beard, an Unmarried Woman

all that real property situated in the Douglas County, Nevada, described as follows:

The legal description of the real property is attached hereto as Exhibit A which is made a part hereof.

Commonly known as: **1763 Shamrock Circle, Minden, NV 89423**

Subject to:

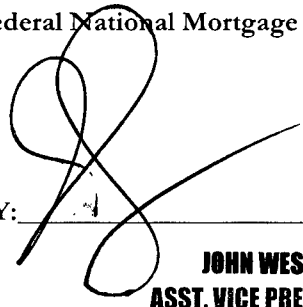
1. All general and special taxes for the current fiscal year 2011-2012
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, tents, issues or profits thereof.

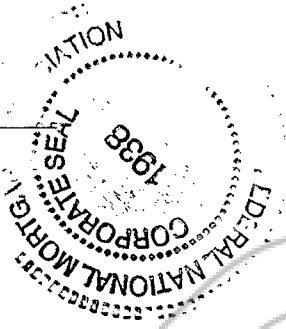


Executed as of 6/27/12

Federal National Mortgage Association a/k/a Fannie Mae

BY: 

JOHN WESLEY
ASST. VICE PRESIDENT



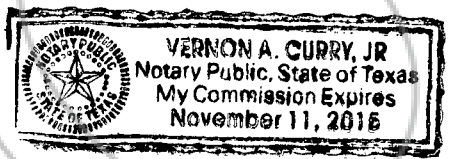
STATE OF Texas)
COUNTY OF Dallas) ss:

Before me Vernon A. Curry Jr, the undersigned, a Notary Public for the County of Dallas, State of Texas, personally appeared **JOHN WESLEY** for Federal National Mortgage Association a/k/a Fannie Mae, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on 6/27/12



Notary Public



Vernon A. Curry Jr
11-11-15
Texas



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

UNIT 2, AS SET FORTH ON THE MAP OF WESTWOOD PARK UNIT 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 25, 1987, IN BOOK 1187, PAGE 3848, AS DOCUMENT NO. 167352 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 5, 1988, IN BOOK 588, PAGE 536, AS DOCUMENT NO. 177431 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH AN UNDIVIDED ONE-TWENTY FIFTH (1/25TH) INTEREST IN AND TO THE COMMON AREA LYING WITHIN THE INTERIOR LINES AS SET FORTH ON MAP OF WESTWOOD PARK UNIT 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 25, 1987, IN BOOK 1187, PAGE 3848, AS DOCUMENT NO. 167352.

RE: 1763 Shamrock Circle, Minden, NV 89423