

DOC # 814861  
12/19/2012 02:51PM Deputy: SG

OFFICIAL RECORD

Requested By:

Ticor Title - Reno (Title )

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 6 Fee: \$19.00

BK-1212 PG-5455 RPTT: 468.00



APN: 1220-21-810-181

RECORDING REQUESTED BY AND MAIL TAX  
STATEMENTS TO:

Ruins to Riches, LLC

PO Box 119

Gardnerville, NV 89410

RPTT: \$468.00

ESCROW NO.: 00012558-013-RW

### Grant, Bargain, Sale Deed

THIS INDENTURE WITNESS that the GRANTOR: J.P.Morgan Mortgage Acquisition Corp., for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to Ruins to Riches LLC, all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

**See Exhibit "A" attached hereto and incorporated herein**

Subject to all matters set forth on Exhibit "B" attached hereto and incorporated herein.

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

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)



ESCROW NO.: 00012558-013-RW

Witness my/our hand(s) this 11th day of December, 2012.

**GRANTOR:**

By: *Abigail Hernandez*

*Abigail Hernandez*  
J.P.Morgan Mortgage Acquisition Corp. of PMH Financial, LLC  
as Assistant Vice President

Name: for Residential Credit Solutions, Inc.

Title: Attorney in fact



ESCROW NO.: 00012558-013-RW

STATE OF Colorado  
COUNTY OF Denver

}ss:

This instrument was acknowledged before me on December 11, 2012,  
by Abigail McManical of PMH Financial LLC as Assistant,  
the Vice President for of Residential Credit Solutions,  
a(n) \_\_\_\_\_ company, the Attorney in Fact  
of J.P.Morgan Mortgage Acquisition Corp., on behalf of said limited liability company

Sally Gallegos  
(Signature of Notary Public)

Sally Gallegos  
Notary Public  
State of Colorado  
My Commission Expires 04-30-2016

My commission expires: 4-30-2016

(Notary Stamp)



# POWER OF ATTORNEY ACKNOWLEDGMENT

State of Colorado

County of Denver

This instrument was acknowledged before me on December 11, 2012  
by Abigail McManigal of PMH Financial  
as attorney in fact for Residential Credit Solutions, Inc.

Sally Gallegos  
Notary Public (signature)

Sally Gallegos  
Notary Public (printed name)

Sally Gallegos  
Notary Public  
State of Colorado  
My Commission Expires 04-30-2016



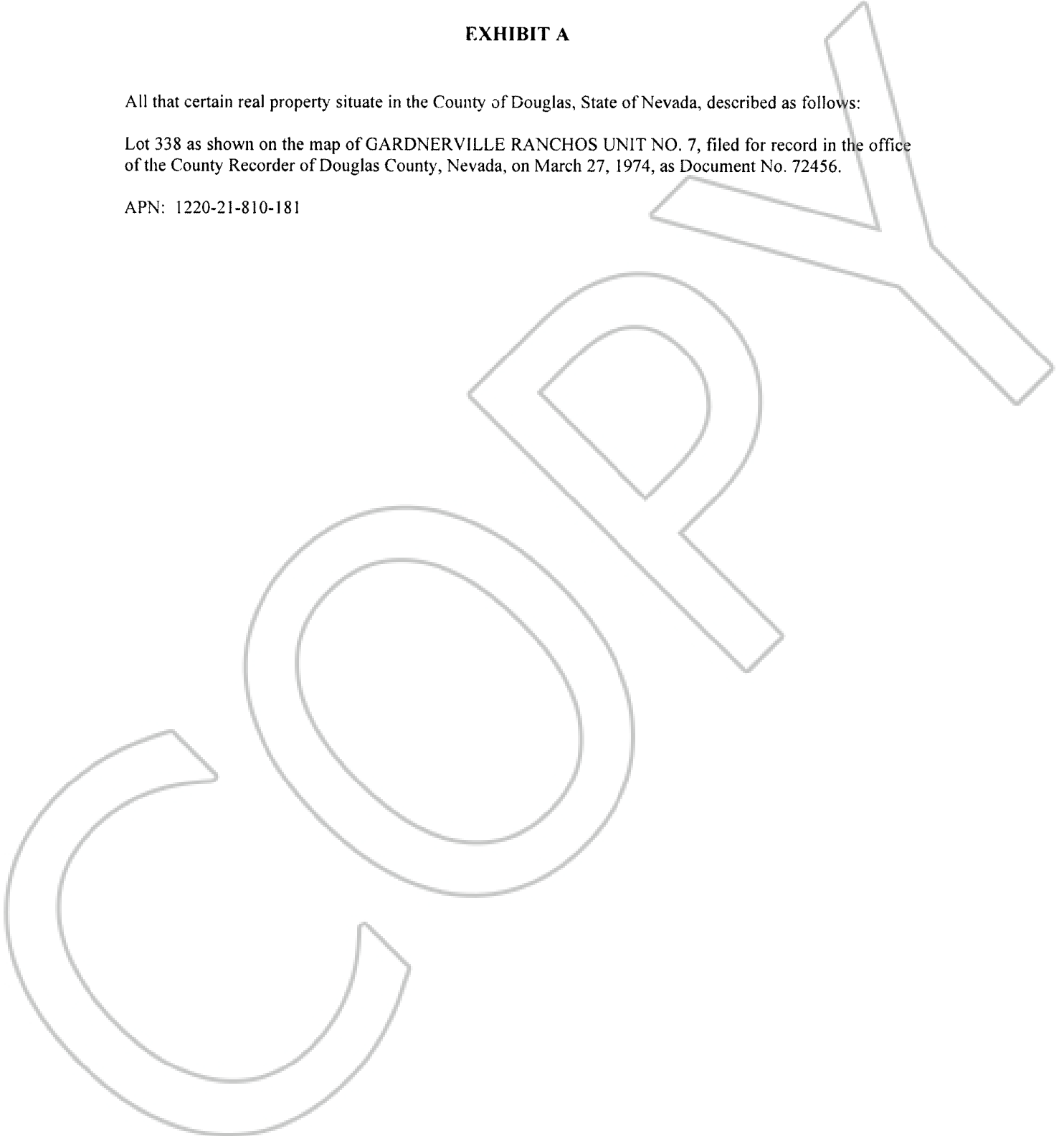
**Order No.: 01205464-TO**

**EXHIBIT A**

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

Lot 338 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.

APN: 1220-21-810-181





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**Exhibit "B"**

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years, not yet due;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Rights of parties in possession (if any)