

DOC # 815117
12/24/2012 12:47PM Deputy: AR
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$42.00
BK-1212 PG-6610 RPTT: 585.00



A.P.N.: 1318-15-715-004
Escrow No.: 1099277-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**

John Thomas Moran and Jaklyn Ann Moran
115 Flindell Way
Folsom, CA 95630

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$585.00,

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 **John Thomas Moran and Jaklyn Ann Moran, husband and wife as Joint Tenants** all that real property in the **County of Douglas**, State of Nevada, bounded and described as follows:

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

Unit No. 1-4, as shown on the map of ROUNDRIIDGE TOWNHOUSES, filed in the office of the County Recorder of Douglas County, Nevada, on August 14, 1967, as Document No. 37524.

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: November 29, 2012



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

BY: *[Handwritten Signature]*

Name: KAREN SAYLES

ITS: ASSISTANT SECRETARY

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)

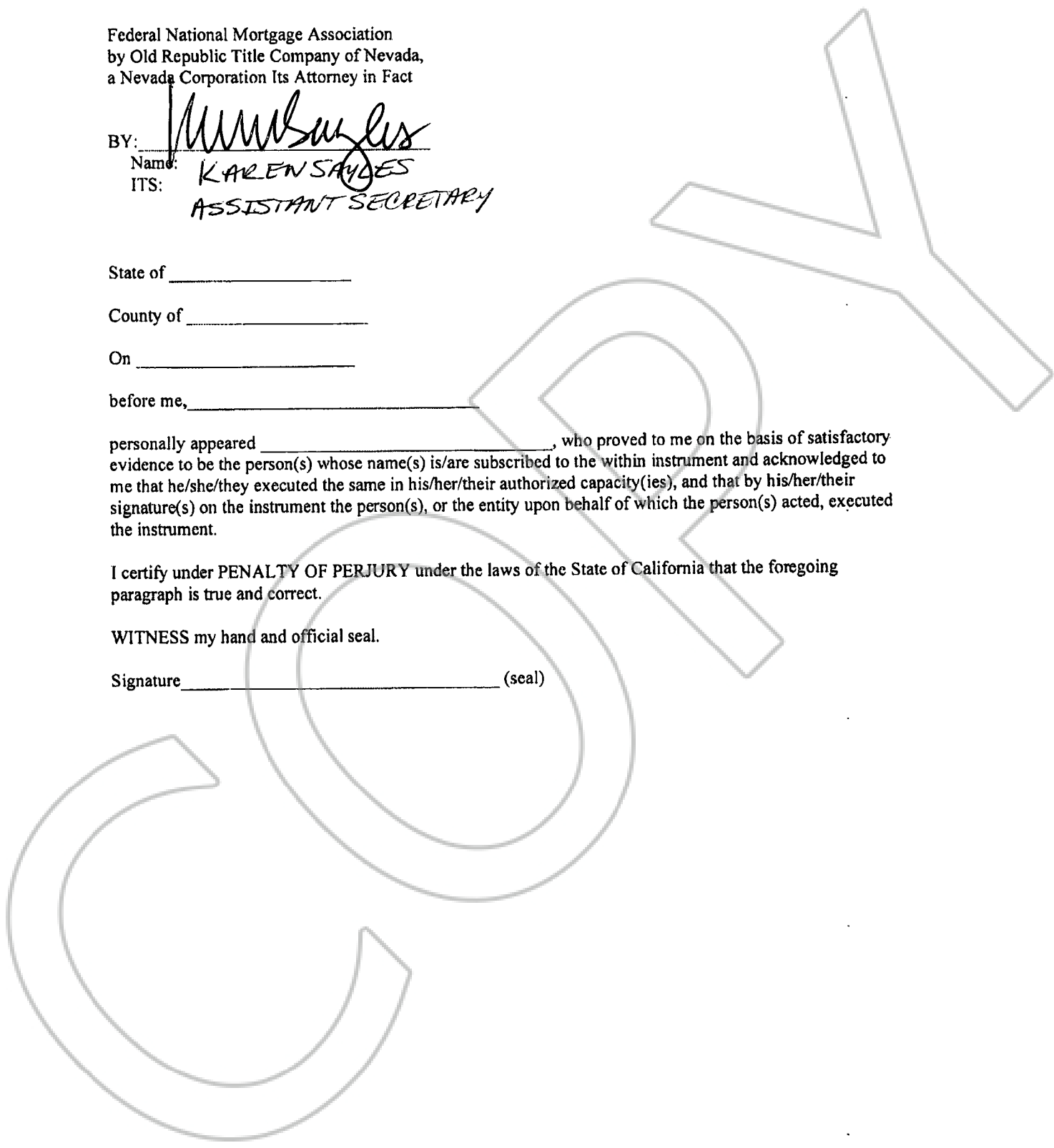
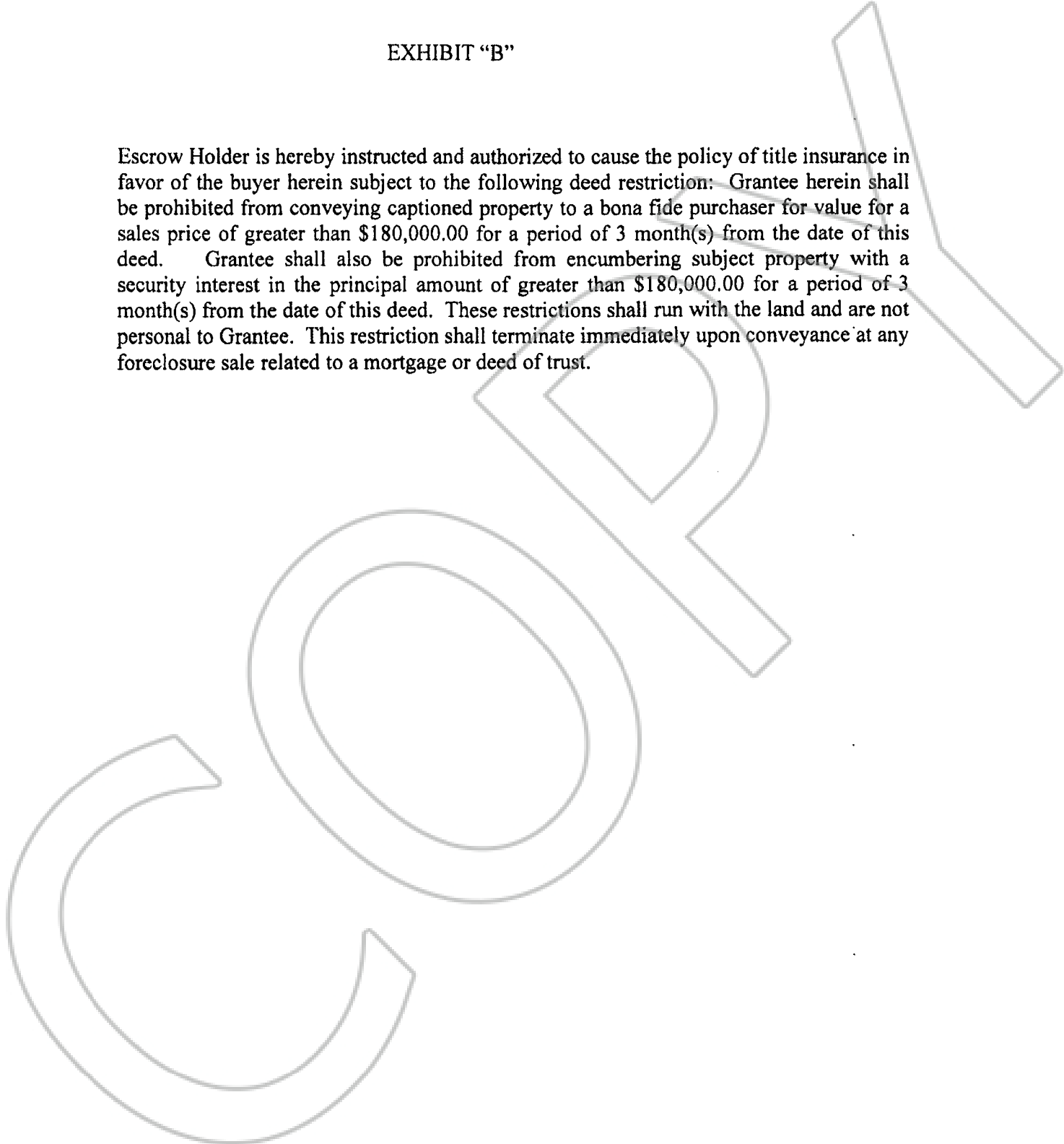




EXHIBIT "B"

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 \$180,000.00 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 \$180,000.00 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.





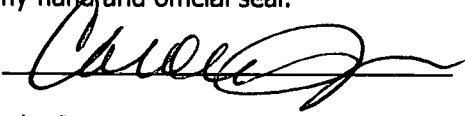
State of California

County of San Joaquin

On 11-30-12 before me, Carole Jensen a Notary Public, personally appeared Karen Sayles, 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)

(Seal)

