

DOC # 823285
05/09/2013 03:40PM Deputy: SG
OFFICIAL RECORD
Requested By:
eTRCo, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-513 PG-2427 RPTT: 265.20



APN#: 1022-15-001-032

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 057199-MHK
DTT # 265.20
When Recorded Mail To:
Mr & Mrs. Rogers
3955 Walker View Road
Wellington NV 89444

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature M Kelsh
M Kelsh Escrow Officer

Grant Bragain Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



After Recording Return To:
Troy Rogers and Patricia Rogers
3955 WALKER VIEW ROAD, WELLINGTON, NV 89444

Mail Tax Statements To:
Troy Rogers and Patricia Rogers
3955 WALKER VIEW ROAD, WELLINGTON, NV 89444

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

PROPERTY TAX ID#: 1022-15-001-032

Commitment Number: REO 363363

SPECIAL WARRANTY DEED

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)*

KNOW ALL MEN BY THESE PRESENTS:

THE **GRANTOR** THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, for a valuable consideration, in the amount of \$68,000.00 (Sixty Eight Thousand Dollars and Zero Cents) in hand and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS SELLS, and SPECIALLY WARRANTS TO Troy Rogers and Patricia Rogers, **GRANTEE(S)**: whose tax-mailing address is 3955 WALKER VIEW ROAD, WELLINGTON, NV 89444, all right, title, interest and claim to the following real estate:



Lot 10 in Block C as shown on the map entitled Topaz Ranch Estates Unit No. 4, filed for record November 16, 1970 in the office of the County Recorder of Douglas County, Nevada as Document No. 50212,

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS as Doc # 809746 IN THE LAND RECORDS OF DOUGLAS NEVADA.

PROPERTY ADDRESS: 3955 WALKER VIEW ROAD, WELLINGTON, NV 89444
The legal description was provided by the agent for Grantor.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD, the same in fee simple.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.



WITNESS the following signature and seal of this 6 day of May 2013

THE SECRETARY OF VETERANS AFFAIRS, An Officer of the United States of America,

By: [Signature]
Ashley Brent, AVP
Printed Name Title

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas
Denton COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 6 day of May, 2013.

[Signature]
Notary Public



My Commission Expires: _____

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.