

Assessor Parcel No. 1320-29-111-063

Return when recorded and mail tax statement to:

Janice A. Branum
P.O. Box 637
Gardnerville, NV 89410

Noble Title Escrow No: 20349-0314APW

2463160-VT
R.P.T.T. \$834.60

DOC # 845130
06/24/2014 01:00PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-614 PG-5810 RPTT: 834.60



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION (\$214,000.00), receipt of which is hereby acknowledged,

Fannie Mae a/k/a Federal National Mortgage Association

does hereby GRANT, BARGAIN, SELL and CONVEY to

Janice A. Branum, a single 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: 1124 Cedar Crest Drive, Minden, NV 89423

Subject to:

1. All general and special taxes for the current fiscal year 2013/14
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
3. Any existing encumbrance assumed and/or acknowledged by Grantee.
4. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$256,800.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$256,800.00 for a period of 3 months from the date of the recording 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.

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.



Exhibit A

PARCEL 1:

UNIT 346, AS SHOWN ON THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

1124 Cedar Crest Drive, Minden, NV 89423