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 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

Noble Title Escrow No: 20349-0314APW 2463/60-V7
R.P.T.T. \$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.

BK 614 PG-5811
845130 Page: 2 of 3 06/24/2014
Executed as of Jul 17, 2014
Fannie Mae a/k/a Federal National Mortgage Association
Print Name: ) MINISTER MAGREENT! Jennier Haggery
Print Name: SST. VICE PRESIDENT
Capacity:
TO TANOTAL
STATE OF TEXAS )
COUNTY OF DALLAS ) ss:
Before me Lamestua Allen, the undersigned, a Notary Public for the County of
Dallas, State of Texas, personally appeared
Fannie Mae a/k/a Federal National Mortgage Association, 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
Notary Public  LAMESHIA ALLEN Notary Public, State of Texas  My Commission Expires
Print Name: Lames Lia Allen  Wy Commission Expires July 30, 2016
Commission Expires: July 30, 16

1124 Cedar Crest Drive, Minden, NV 89423

BK 614 PG-5812

845130 Page: 3 of 3 06/24/2014

### 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