

DOC # 846926
07/25/2014 11:13AM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-714 PG-5829 RPTT: 776.10

A.P.N.: 1420-07-613-013
File No: 143-2466139 (SC)
R.P.T.T.: \$776.10



When Recorded Mail To: Mail Tax Statements To:
Morgan Maxwell Ovard and Jaqueline Michelle Ovard
2240 Woodcrest Lane
Carson City, NV 89701

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Philip L. Ferguson and Nicole Ferguson, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Morgan Maxwell Ovard and Jaqueline Michelle Ovard, husband and wife as joint tenants with right of survivorship

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

LOT 1, BLOCK A, AS SET FORTH ON THAT SUBDIVISION MAP ENTITLED SUNRIDGE UNIT NO. 1-A, RECORDED APRIL 15, 1988, IN BOOK 488, PAGE 1638, AS DOCUMENT NO. 176220, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

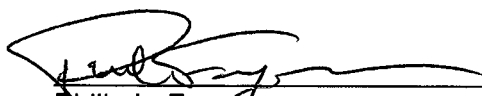
Subject to

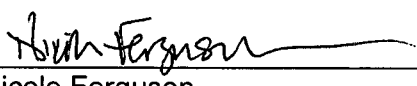
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/15/2014

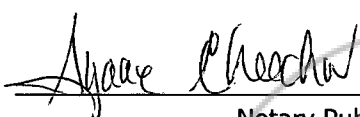


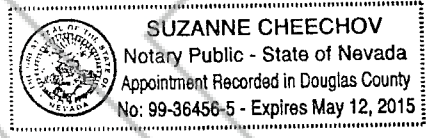

Philip L. Ferguson


Nicole Ferguson

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 7/21/14 by
Philip L. Ferguson and Nicole Ferguson.


Notary Public
(My commission expires: 5/12/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 15, 2014** under Escrow No. **143-2466139.**