

DOC # 846985  
07/28/2014 11:19AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-714 PG-6069 RPTT: 534.30

A.P.N.: 1420-07-616-023  
File No: 8805345d (BM)  
R.P.T.T.: \$534.30



When Recorded Mail To: Mail Tax Statements To:  
Cody B Ross  
940 Tourmaline Drive  
Carson City, NV 89705

**GRANT, BARGAIN and SALE DEED**

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

Fannie Mae AKA Federal National Mortgage Association (P.O. Box 650043 Dallas, TX 75265-0043.)

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

Cody B Ross, a single man

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

**LOT 73, BLOCK B, AS SHOWN ON THE FILED MAP OF HIGHLAND ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 27, 1978, AS DOCUMENT NO. 17090.**

Subject to

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$164,400.00 for a period of 3 Month(S) from the date of the recording for the Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$164,400.00 for a period of 3 months from the date of this Deed. These restrictions shall run with the land and are not personal to the grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust

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: 07/16/2014

COPY



FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

*MBBW*

By: MBBW, ATTORNEY-IN-FACT FOR,  
FNMA AUTHORIZED SIGNER  
Magdalena Bardis, Authorized Signor



STATE OF NEVADA )  
 : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on July 16, 2014 by  
**Fannie Mae AKA Federal National Mortgage Association**

By: Magdalena Bardis / Its: Authorized Signor  
**As Authorized Signatory for Miles, Bauer, Bergstrom and Winters, LLP, a California  
Limited Liability Partnership as attorney in fact for Fannie Mae AKA Federal National  
Mortgage Association.**

*Deborah L Moncade*  
Notary Public  
(My commission expires: 9/10/14)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July  
16, 2014** under Escrow No. **8805345d**.