

DOUGLAS COUNTY, NV

2014-850164

RPTT:\$491.40 Rec:\$16.00

\$507.40 Pgs=3

09/30/2014 03:54 PM

FIRST AMERICAN TITLE PASEO VERDE

KAREN ELLISON, RECORDER

*Recording requested by
First American Title Company
And when recorded, please return this deed
and tax statements to:*

James Wilson and Julia Wilson
3142 BRISTLE BRANCH DR
SPARKS NV 89434

A.P. No. 1022-10-002-057

Escrow No. 179-8416751d

R.P.T.T. \$491.40

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, that the **Federal Home Loan Mortgage Corporation** By: Justin Jung Its: [Signature], for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to **James Wilson and Julia Wilson*** all that real property situated in the City of **Wellington**, County of **Douglas**, State of Nevada, described as follows:

* HUSBAND AND WIFE AS JOINT TENANTS

SUBJECT TO: SEE EXHIBIT A FOR LEGAL DESCRIPTION

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservation, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And Grantor, for its successors and assigns, does covenant with the Grantee(s), to warrant and defend the title to the premises herein conveyed against the claim of every person whatsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed on 8-19-2014

Federal Home Loan Mortgage Corporation

[Signature]
Justin Jung

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

By: [Signature]
Its: [Signature]

STATE OF Texas)
COUNTY OF Dallas) :ss.

This instrument was acknowledged before me on this: 19 day of August, 2014

By: Federal Home Loan Mortgage Corporation

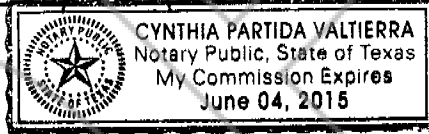
Justin Jung

By: [Signature])
Its: [Signature]

[Signature] Cynthia Partida Valtierra

Notary Public

(My commission expires: 6/4/15)



Exp. June 4, 2015

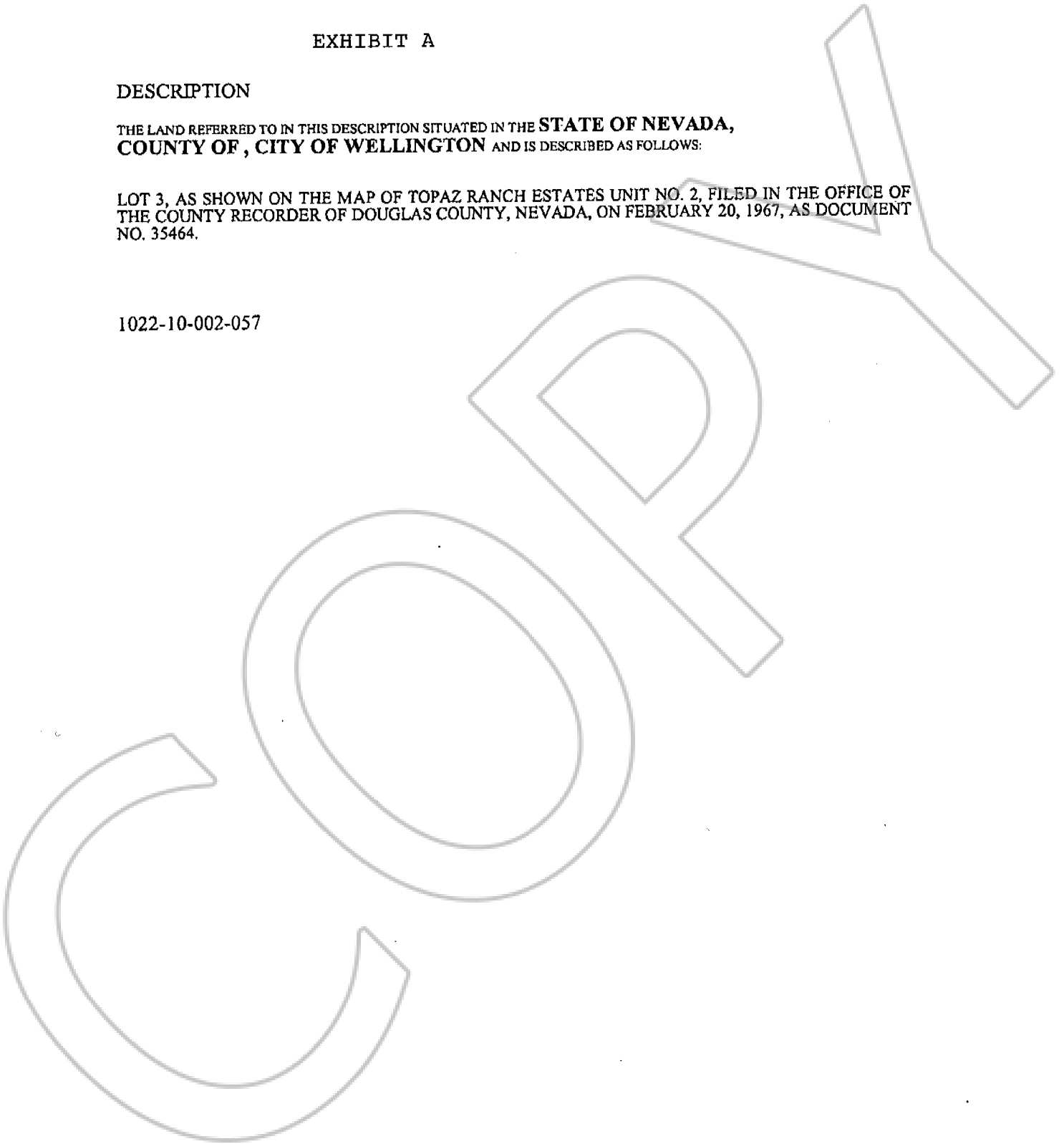
EXHIBIT A

DESCRIPTION

THE LAND REFERRED TO IN THIS DESCRIPTION SITUATED IN THE **STATE OF NEVADA,**
COUNTY OF , CITY OF WELLINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 3, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED IN THE OFFICE OF
THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 20, 1967, AS DOCUMENT
NO. 35464.

1022-10-002-057



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1022-10-002-057
b) _____
c) _____
d) _____

2. Type of Property
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$125,800.00
b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
c) Transfer Tax Value: \$125,800.00
d) Real Property Transfer Tax Due \$491.40

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Federal Home Loan Mortgage
Print Name: Corporation
c/o Homesteps / Freddiemac 5000
Address: Plano Parkway
City: Carrollton
State: TX Zip: 75010

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James Wilson and Julia
Print Name: Wilson
Address: 3142 Bristle Branch Drive
City: Sparks
State: NV Zip: 89434

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 179-8416751d RMP/ZEZ
Address 8965 South Eastern, Suite 190
City: Las Vegas State: NV Zip: 89123

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)