

DOUGLAS COUNTY, NV **2014-851154**  
RPTT:\$838.50 Rec:\$17.00  
\$855.50 Pgs=4 10/15/2014 12:57 PM  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

A.P.N.: 1420-08-211-058  
Escrow No.: 1102309-LI

**RECORDING REQUESTED BY**  
Northern Nevada Title Company  
307 W Winnie Lane, Suite 1  
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO**

Charles Borden and Leah Borden  
3542 N. Sunridge Drive  
Carson City, NV 89705

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is **\$838.50**,

**GRANT, BARGAIN, SALE DEED**

That **JPMorgan Chase Bank, National Association** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Charles Borden and Leah Borden, husband and wife**, As Joint Tenants all that real property in the **County of Douglas**, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



JPMorgan Chase Bank, National Association

BY: \_\_\_\_\_

Tricia Foldessy, VP

State of Florida

County of Broward

On October 14<sup>th</sup>, 2014

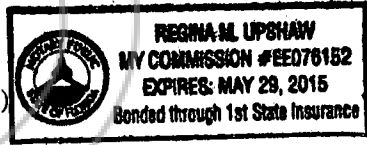
before me, Regina M. Upshaw (Notary Public)

personally appeared Tricia Foldessy, VP, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. She/He is personally known to me.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Regina M. Upshaw (seal)  
**Regina M. Upshaw**  
attachment to Grant, Bargain, Sale Deed



## EXHIBIT "A"

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

All that parcel of land as shown on the Maps filed for record on Document No.'s 338607 and 340968, in the office of the Douglas County Nevada Recorders office, described as:

Beginning at the most Easterly point of the Park (open space) parcel as shown on said Document No. 338607; thence the following 5 courses:

1. South 46°12'23" West, 15.00 feet along the Westerly right of way of Capricorn Drive
2. North 43°47'37" West, 137.39 feet to the North line of said Park
3. North 89°56'10" East, 150.15 feet
4. South 43°47'37" East, 33.59 feet to the Westerly right of way of said Capricorn Drive
5. South 46°12'23" West, 93.50 feet to the point of beginning.

Said land is further described as Lot 12A, Block H, on Record of Survey Supporting a Boundary Lot Line Adjustment, recorded July 16, 1996 in Book 796, Page 2361, Document No. 392125, in the Office of the County Recorder of Douglas County, State of Nevada.

Note: Legal description previously contained in Book 814 at Page 5752 as Document No. 848537, recorded on August 25, 2014.



HP

**Exhibit "B"**

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years, not yet due;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Rights of parties in possession (if any).

*MP*

State of Nevada Declaration of Value

- 1. Assessor Parcel Number(s)
  - a) 1420-08-211-058
- 2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg.
  - f)  Cmm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sale Price of Property: \$215,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$215,000.00  
 Real Property Transfer Tax Due: \$838.50

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.000%  
 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 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 *Charles E Borden* Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
 Print Name: JPMorgan Chase Bank, National Association  
 Address: 270 Park Ave  
 City: New York  
 State: New York Zip: 10017

**BUYER (GRANTEE) INFORMATION**  
 Print Name: Charles Borden and Leah Borden  
 Address: 3542 N. Sunridge Dr  
 City: Carson City  
 State: NJ Zip: 09705

**COMPANY/PERSON REQUESTING RECORDING**  
 Co. Name: Northern Nevada Title Company  
 Address: 307 W Winnie Lane, Suite 1  
 City: Carson City State: Nevada

Esc. No.: 1102309-LI  
 Zip: 89703