

DOUGLAS COUNTY, NV **2014-851890**  
RPTT:\$682.50 Rec:\$16.00  
\$698.50 Pgs=3 10/30/2014 11:52 AM  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

Assessor Parcel No. 1420-18-510-035

Return when recorded and mail tax statement to:  
Martin Newsom and Chloe Newsom  
962 Ranchview Circle  
Carson City, NV 89705

Noble Title Escrow No: 20984-0714APW  
*2469456-VT*  
R.P.T.T. \$682.50

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Fannie Mae AKA Federal National Mortgage Association**

does hereby GRANT, BARGAIN, SELL and CONVEY to

**Martin Newsom and Chloe Newsom, husband and wife as joint tenants**

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: 962 Ranchview Circle, Carson City, NV 89705

Subject to:

1. All general and special taxes for the current fiscal year 2014-2015
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 \$210,000.00 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 \$210,000.00 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.

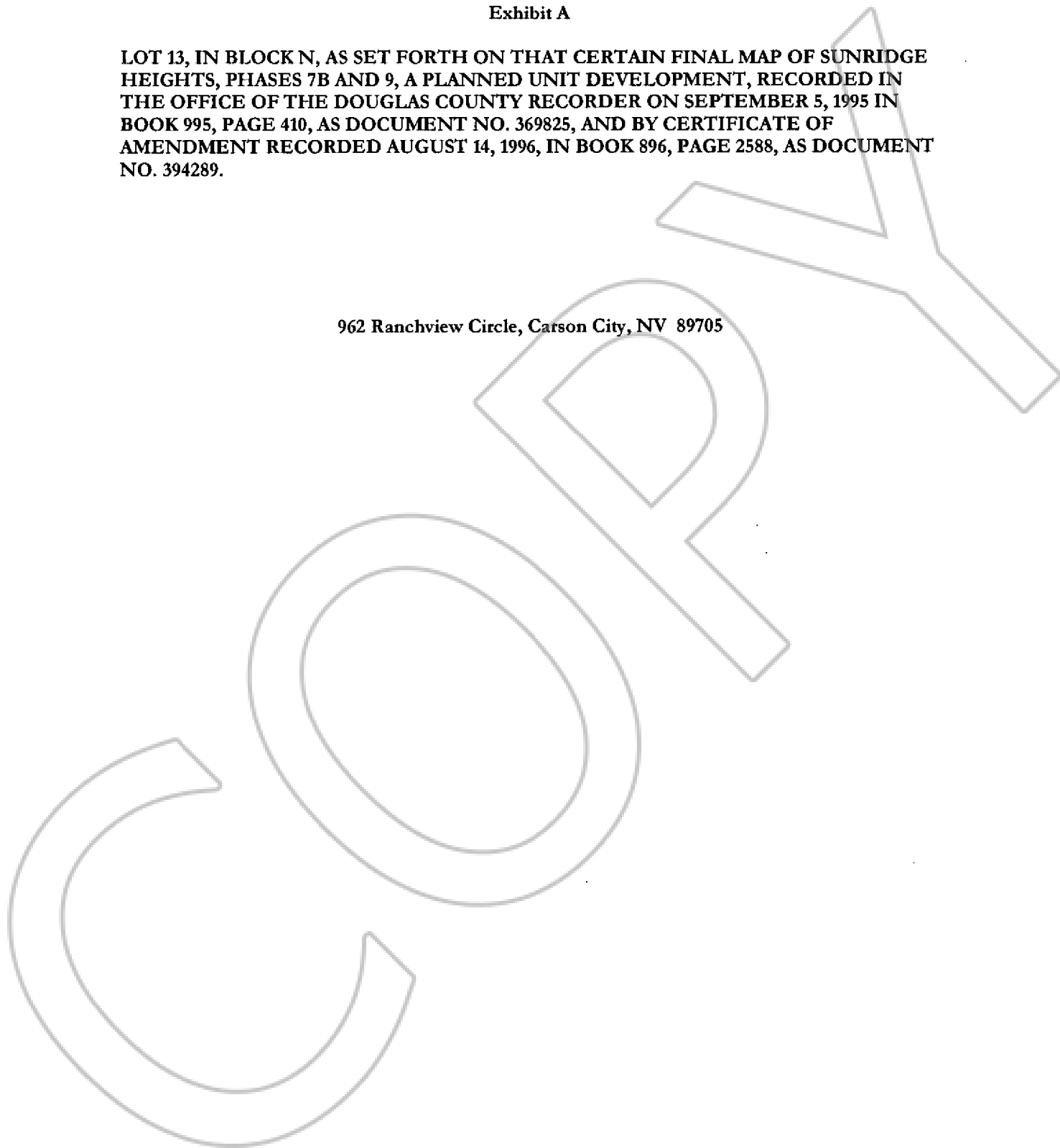
TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, tents, issues or profits thereof.



**Exhibit A**

**LOT 13, IN BLOCK N, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 5, 1995 IN BOOK 995, PAGE 410, AS DOCUMENT NO. 369825, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588, AS DOCUMENT NO. 394289.**

**962 Ranchview Circle, Carson City, NV 89705**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)

- a. 1420-18-510-035
- b. \_\_\_\_\_
- c. \_\_\_\_\_

2. Type of Property

- a.  Vacant Land
- b.  Single Family
- c.  Condo/Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial/Industrial
- g.  Agricultural
- h.  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL  
USE ONLY

Book: \_\_\_\_\_  
Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 175,000.00

Deed in Lieu of Foreclosure Only (Value of Property): \$ \_\_\_\_\_

Transfer Tax Value: \$ 175,000.00

Real Property Transfer Tax Due: \$ 682.50

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 %

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 a 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)

Print Name: Federal National Mortgage  
Address: 14221 Dallas Pkwy #1000  
City/State/Zip: Dallas, TX 75254

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Martin Newsom & Chloe Newsom  
Address: 962 Ranchview Circle  
City/State/Zip: Carson City, NV 89705

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

First American Title  
5310 Kietzke Lane, Ste 100  
Reno, NV 89511

ESCROW NUMBER: 20984-0714APW  
ESCROW OFFICER: Anthony Weinzetl

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

c/o

First American Title Insurance Company  
5310 Kietzke Ln. #100  
Reno, NV 89511