

DOUGLAS COUNTY, NV

2014-852160

RPTT:\$1092.00 Rec:\$17.00

\$1,109.00 Pgs=4

11/05/2014 11:19 AM

FIRST AMERICAN TITLE NDTs REO

KAREN ELLISON, RECORDER

APN: 1220-16-115-007

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE

MAIL TAX STATEMENTS TO &  
WHEN RECORDED MAIL TO:  
MICHAEL BRYANT MCCULLEY  
1215 SORENSEN LANE  
GARDNERVILLE, NV 89460

8421829

THIS SPACE FOR RECORDER'S USE ONLY

The Undersigned hereby affirms that there is no social security number contained in this document.

**GRANT, BARGAIN AND SALE DEED**

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING  
INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)

**RECORDING REQUESTED BY:**

Shalimar Escrow  
Order No. **8421829**  
Escrow No. **2103-NV**  
Parcel No. **1220-16-115-007**

**AND WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:**  
MICHAEL BRYANT MCCULLEY  
1215 SORENSEN LANE  
GARDNERVILLE, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FAACS#: 8931760

SELLER LOAN #: 1704338163

**GRANT, BARGAIN and SALE DEED**

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

**FANNIE MAE A.K.A. FEDERAL NATIONAL MORTGAGE ASSOCIATION**

hereby GRANT(S) to **Michael McCulley, a single man**

the following described real property in the County of **Douglas**, State of Nevada:

Lot 96, Block D, as shown on the final map of Pleasantview, Phase 5, Final Subdivision Map No. 1009-5, filled for Record in the Office of the County Recorder of Douglas County, State of Nevada, on December 6, 1995, in Book 1295, at Page 788, as Document No. 376390.

Property Commonly known as: 1215 Sorensen Lane, Gardnerville, NV 89460

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, issue or profits thereof.

1215 Sorensen Lane, Gardnerville, NV 89460

1220-16-115-007

Date 10/28/14

FANNIE MAE A.K.A. FEDERAL NATIONAL MORTGAGE ASSOCIATION  
WFZ Attorney in fact for FNMA

Raymond Jereza  
BY: Authorized Signatory,

STATE OF NEVADA }  
                                  } S.S.  
COUNTY OF CLARK }

On October 28, 2014, before me, Jason Craig

personally appeared Raymond Jereza 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.

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

WITNESS my hand and official seal.  
Signature Jason Craig (Seal)  
JASON CRAIG

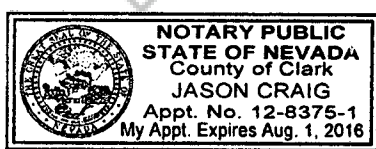


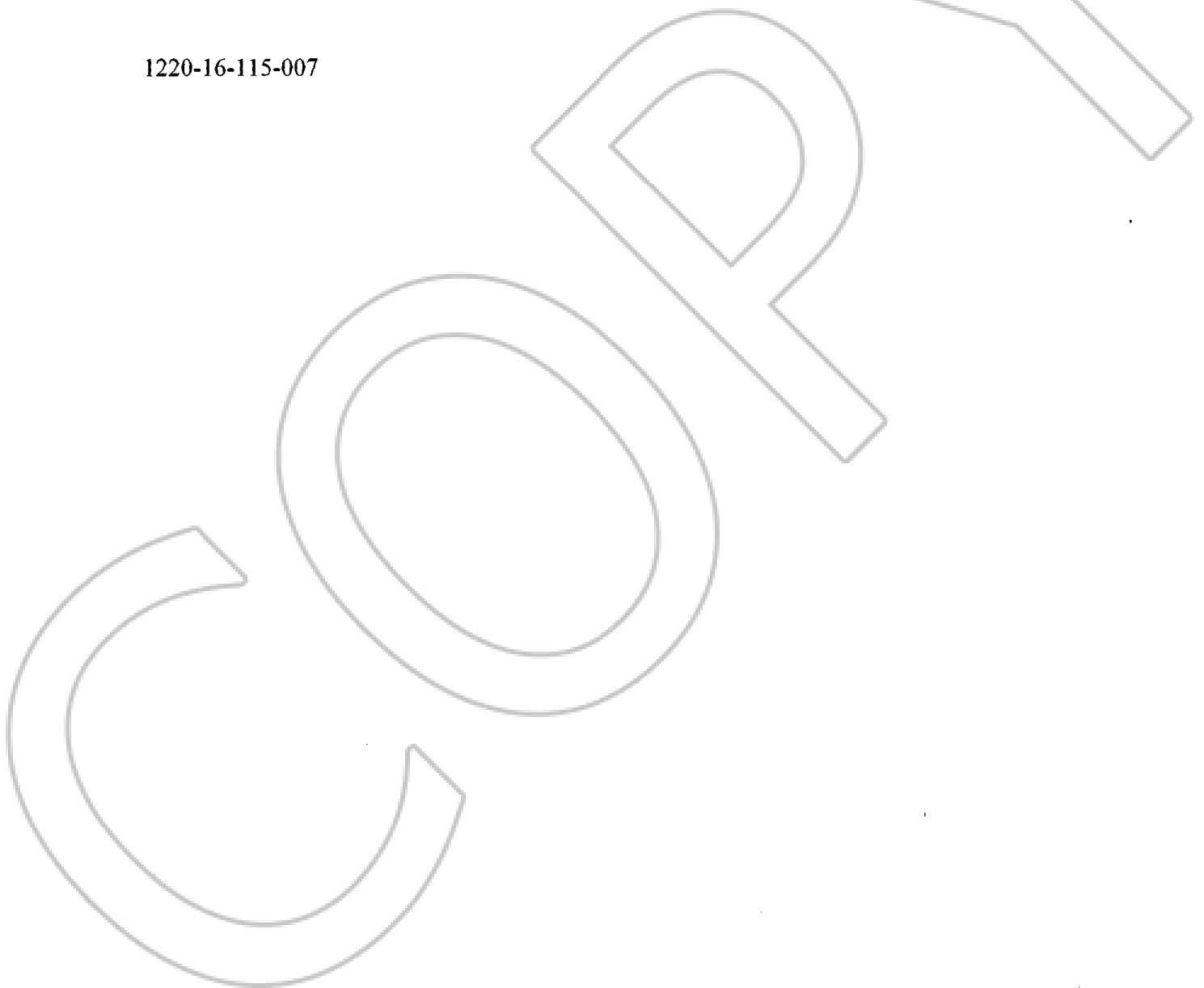
Exhibit "A"

DESCRIPTION

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

LOT 96, BLOCK D, AS SHOWN ON THE FINAL MAP OF PLEASANTVIEW, PHASE 5, FINAL  
SUBDIVISION MAP NO. 1009-5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF  
DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 6, 1995, IN BOOK 1295, AT PAGE 788, AS  
DOCUMENT NO. 376390.

1220-16-115-007



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

1220-16-115-007

- a) \_\_\_\_\_
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home

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

**3.**

a) Total Value/Sales Price of Property:	\$	280,000.00
b) Deed in Lieu of Foreclosure Only (Value of)	\$	
c) Transfer Tax Value:	\$	280,000.00
d) Real Property Transfer Tax Due	\$	1,092.00

**4. IF EXEMPT 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 here. Furthermore, the parties agree that disallowance of an 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.

Seller Signature: *Ruby Raymond Jerez* Capacity: Fannie Mae Attorney in fact

Buyer Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**                      **BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: FANNIE MAE A.K.A. FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Address: P.O. Box 650043  
City: Dallas  
State: TX Zip: 75265-0043

Print Name: Michael Bryant McCulley  
Address: 1215 Sorensen Lane  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: First American Title                      File Number: 2103-NV  
Address: 3 First American Way  
City: Santa Ana                      State: CA                      Zip: 92707  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)