

DOUGLAS COUNTY, NV
RPTT:\$604.50 Rec:\$16.00
\$620.50 Pgs=3 11/21/2014 11:44 AM
PREMIER AMERICAN TITLE
KAREN ELLISON, RECORDER

APN# 1022-16-002-004

RPTT: \$604.50

Recording Requested by
Premier American Title Agency, Inc.

Mail Tax Statements to:
When Recorded Please Mail to:

Gary Cristiani
1530 Pearl Road
Wellington, NV 89444

Escrow # 71400263-018-CGR
TB File # 14-73770

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, that **Fannie Mae A/K/A Federal National Mortgage Association** (P.O. Box 650043, Dallas, TX 75265-0043), for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Gary Cristiani, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"**

SUBJECT TO:

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

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

IN WITNESS WHEREOF, this instrument has been executed this 17th day of OCTOBER, 2014.

Fannie Mae A/K/A Federal National Mortgage Association

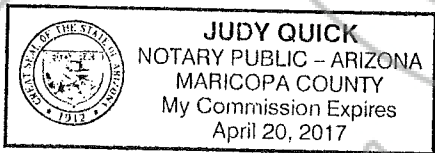
Fred Lopez

By: Fred Lopez, REO Administrator
of Tiffany & Bosco P.A. as attorney
in fact for Fannie Mae A/K/A
Federal National Mortgage
Association

State of ARIZONA)
) ss.
County of MARICOPA)

On this 17th day of OCTOBER, 2014 before me, the undersigned a Notary Public in and for Said County and State, personally appeared **Fred Lopez**, personally known to me (or 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



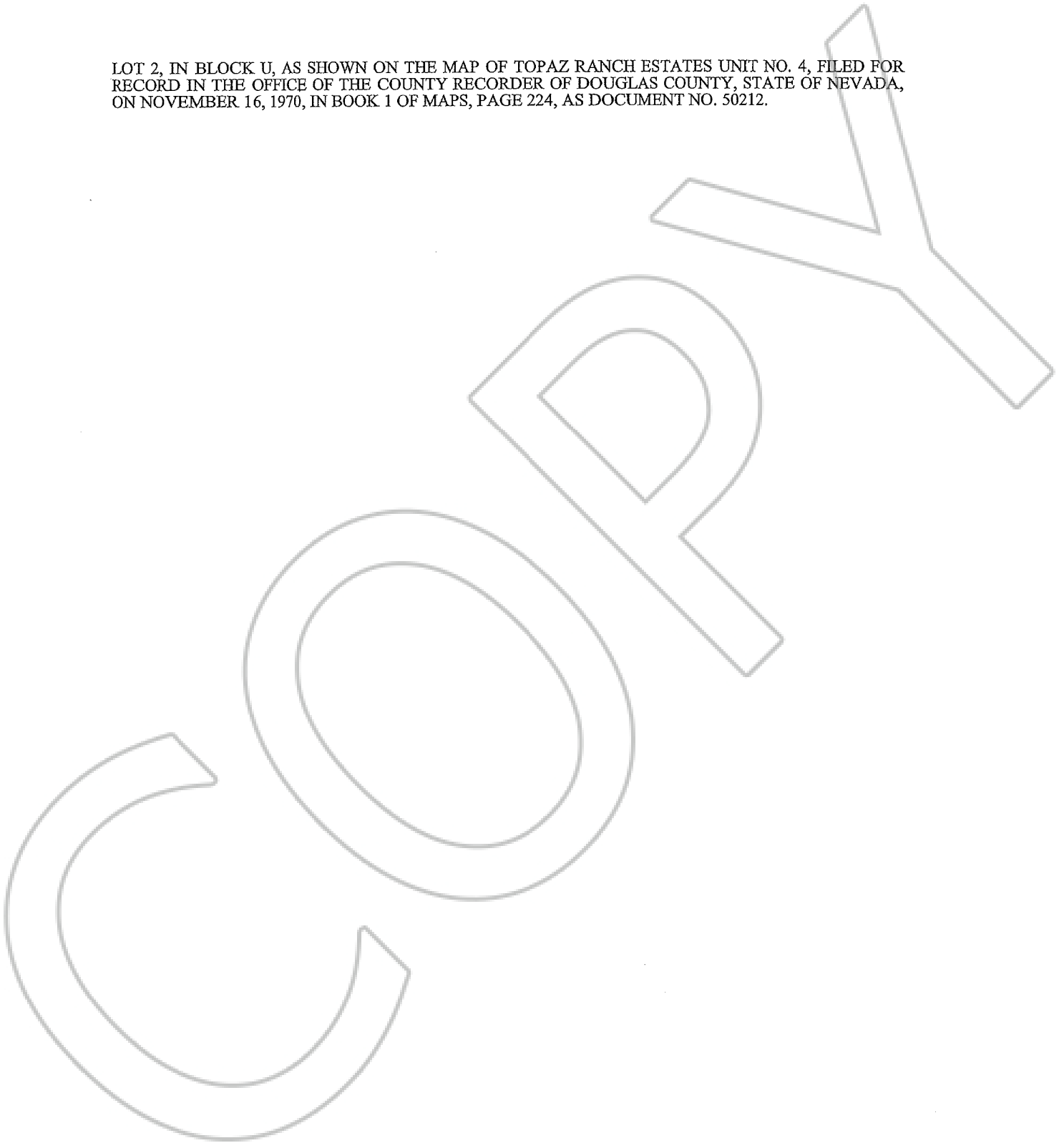
Judy Quick

Notary Public in and for said State of Arizona

My Commission Expires: 4.20.2017

EXHIBIT "A"

LOT 2, IN BLOCK U, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-16-002-004
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 155,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 155,000.00
 d. Real Property Transfer Tax Due \$ 604.50

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 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: Title Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fannie Mae AKA Federal National Mortgage Association
 Address: 14221 Dallas Parkway Suite 1000
 City: Dallas
 State: TX Zip: 75254-2916

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary Cristiani
 Address: 1530 Pearl Road
 City: Wellington
 State: NV Zip: 89444

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

Print Name: Premier American Title Agency
 Address: 400 N. Stephanie Suite 140
 City: Henderson

Escrow # 71400263-018-CGR
 State: NV Zip: 89014