DOUGLAS COUNTY, NV RPTT:\$1131.00 Rec:\$16.00

2014-854086

\$1,147.00 Pgs=3 **12/08/2014 03:22 PM**

STEWART TITLE LAS VEGAS WARM SPRINGS KAREN ELLISON, RECORDER

A.P.N. No.:	1420-08-313-	006	
R.P.T.T.	\$1,131.00		
Escrow No.:	01415-12496		
Recording Requested By:			
Stewart Title			
Mail Tax Statements To:		Same as below	
When Recorded Mail To:			
Colin John Rodney King			
1051 Chip Ct.			
Minden, NV 89	9423		

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Federal Home Loan Mortgage Corporation, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Colin John Rodney King and Cynthia Lynn King, husband and wife as joint tenants, that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

*SUBJECT TO:

- 1. Taxes for the current year, not delinquent, including personal property taxes of any former own if any; 14/15
- 2. Reservations, restrictions, conditions, rights, rights of way and easements now of record, if an any that actually exist on the property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 30, 2014

FEDERAL HOME LOAN MORTGAGE CORPORATION	Λ
By: Stewart Lender Services, Inc., as its attorney-in-fact	
By:	()
Printed Name: Robert Phine - Authorized signor	\ \
State of Nevada Dick)	
County of this board) ss.	. \
This instrument was acknowledged before me on the day of Stewart Lender Services, Inc., as its attorney-in-fact.	<u>⊅</u> 44
Signature;	
Notary Public Tane tams	
JANE HARRIS Notary Public, State of Florida Notary Public, State of Florida Notary Public, State of Royald No. FF 25601	

Notary Stamp Clarification
Jane Harris
Notary Public, State of Florida
My comm. expires June 10,
2017

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 3

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01415-12496

Lot 30 in Block C as set forth on that certain Final Map LDA #99-054-03 Sunridge Heights III, Phase 3, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 5, 2000 in Book 600, Page 880 as Document No. 493409 and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 470 as Document No. 502691.



File No.: 01415-12496 Exhibit A Legal Description

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 1420-08-313-006 b) C) d) 2. Type of Property: Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY b) 🗷 Book: c) Condo/Twnhse d) 2-4 Plex Page: Date of Recording: f) Comm'l/Ind'i e) Apt.Bldg Notes: h) Mobile Home g) Agricultural i) Dother 3. Total Value/Sale Price of Property \$290,000.00 Deed in Lieu of Foreclosure Only (value of Property) Transfer Tax Value: \$290,000.00 Real Property Transfer Tax Due: \$1131.00 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. -Authorized Signor obert Rhine capacity Grantee Signature Federal Home Loan Mortgage Corporation by: Stewart Lender Services, Inc., as its attorney in fact Capacity Grantor Signature Colin John Rodney Kind **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Federal Home Loan Mortgage Corp. Print Name: Colin John Rodney King Print Name: by: Stewart Lender Services, Inc. Address: _1051. Chip Ct. 2002 N. Lois Ave., Suite 700 Address: City: <u>Minden</u> Tampa City: State: N\ 89423 Zip: 33607 State: Florida COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Stewart Title Company Escrow #: 01415-12496

State: NV

Zip: 89119

376 E. Warm Springs Road, Suite 190

Las Vegas

Address:

City: