

DOUGLAS COUNTY, NV

**2014-854383**

RPTT:\$540.15 Rec:\$17.00

\$557.15 Pgs=4

**12/12/2014 12:55 PM**

FIRST AMERICAN TITLE NDTs REO

**KAREN ELLISON, RECORDER**

APN: 1319-19-612-012

RECORDING REQUESTED BY

***FIRST AMERICAN TITLE INS. CO.  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707***

MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:

Patrick Estes  
115 Tramway Drive # 11  
Stateline, NV 89449

8394757

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. **8394757**  
Escrow No. **2126-NV**  
Parcel No. **1319-19-612-012**

**AND WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:**  
PATRICK ESTES  
115 TRAMWAY DRIVE UNIT 11  
STATELINE, NV 89449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**FAACS#: 8751123**

**SELLER LOAN #: 1705853222**

**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 **Patrick Estes, a Married Man as his sole and separate property**

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

Unit 11-B, as shown on the map and dedication sheet of Tramway Apartment Condominiums is more fully described as EXHIBIT "A" attached hereto and made apart hereof:

Property commonly known as: 115 Tramway Drive Unit 11, Stateline NV 89449

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.

115 Tramway Drive Unit 11, Stateline, NV 89449

1319-19-612-012

Date 11/4/14

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

Chelsea Crowton

BY: Authorized Signatory, Chelsea Crowton

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

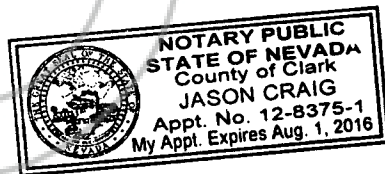
On November 4, 2014, before me, Jason Craig

personally appeared Chelsea Crowton 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)



**Exhibit "A"**

The land referred to in this policy is situated in the **STATE OF NEVADA, COUNTY OF DOUGLAS, CITY OF STATELINE**, and described as follows:

PARCEL 1:

UNIT 11-B, AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN UNDIVIDED 1/24 INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS ( A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA, AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, NEVADA.

APN # 1319-19-612-012

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

1319-19-612-012

- 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'l/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:	\$	138,500.00
b) Deed in Lieu of Foreclosure Only (Value of)	\$	
c) Transfer Tax Value:	\$	138,500.00
d) Real Property Transfer Tax Due	\$	540.15

**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: \_\_\_\_\_

Capacity: Attorney in fact

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

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) 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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Patrick Estes  
Address: 115 Tramway Drive Unit 11  
City: Stateline  
State: NV Zip: 89449

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

Print Name: First American Title  
Address: 3 First American Way  
City: Santa Ana

File Number: 2126-NV

State: CA

Zip: 92707

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)