

DOUGLAS COUNTY, NV

2015-857250

RPTT:\$897.00 Rec:\$17.00

\$914.00 Pgs=4

02/20/2015 01:54 PM

FIRST AMERICAN TITLE NDTs REO

KAREN ELLISON, RECORDER

APN: 1420-28-402-003

RECORDING REQUESTED BY
FIRST AMERICAN TITLE

MAIL TAX STATEMENTS TO &
WHEN RECORDED MAIL TO:
TROY GILLESPIE
9203 THEYSEN
HOUSTON, TX 77080

8470726

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. 8470726
Escrow No. 2212-NV
Parcel No. 1420-28-402-003

AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
TROY GILLESPIE
9203 THEYSEN
HOUSTON, TX 77080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FAACS#: 9251242

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 **Troy Gillespie, a single man**

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

A Parcel of Land Situated in and being a portion of the SE ¼ of the SW ¼ of Section 28, Township 14 North, Range 20 East, M.D.B & M., Described as Follows and is more fully described as EXHIBIT "A" attached hereto and made apart hereof:

Property commonly known as: 1269 Melborn Way, Minden NV 89423

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$276,000.00 FOR A PERIOD OF Three (3) MONTH(S) FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$276,000.00 FOR A PERIOD OF Three (3) MONTH(S) FROM THE DATE OF RECORDING 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

1269 Melborn Way, Minden, NV 89423

1420-28-402-003

Date 1/13/15

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

[Signature]
BY: Authorized Signatory, Paterno Jurani

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

On January 13, 2015, before me, Jason Craig

personally appeared Paterno Jurani 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 *[Signature]* (Seal)
Jason Craig

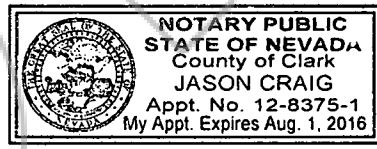


Exhibit "A"

DESCRIPTION

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

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION
28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

PARCEL C, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR DON B. JARMAN, ET UX, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 25,
1976, AS DOCUMENT NO. 01315.

1420-28-402-003

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

1420-28-402-003

- 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:	\$	230,000.00
b) Deed in Lieu of Foreclosure Only (Value of)	\$	
c) Transfer Tax Value:	\$	230,000.00
d) Real Property Transfer Tax Due	\$	897.00

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: [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: Troy Gillespie
Address: 9203 Theysen
City: Houston
State: TX Zip: 77080

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

Print Name: First American Title File Number: 2212-NV
Address: 3 First American Way
City: Santa Ana State: CA Zip: 92707

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