

DOUGLAS COUNTY, NV **2015-862186**
RPTT:\$3447.60 Rec:\$17.00
\$3,464.60 Pgs=4 **05/15/2015 03:37 PM**
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

APN: 1318-15-610-020

RECORDING REQUESTED BY:

TICOR TITLE

Title Order No. 01501473

Escrow No. 00038171-002-RW

**When Recorded Mail Document
and Tax Statement to:**

James Richter
435 Bavarian Drive
Carson City, NV 89705

RPTT: \$3,447.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-56, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-56**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **James Richter, a single man**

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

“See “Exhibit One” Legal See “Exhibit Two” Special Warranty Deed for Verbiage”

SUBJECT TO: 1. Taxes for the fiscal year 2011-12
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: APRIL 28, 2015

STATE OF Utah
COUNTY OF Salt Lake
I, Holly Lumbert, a

Notary Public of the County and State first above
written, do hereby certify that ~~PATRICK PITTMAN, DOC. CONTROL OFFICER~~
personally appeared before me this day and
acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal, this the 4.28.2015

Notary Public

My Commission Expires: 9.11.17

(SEAL)

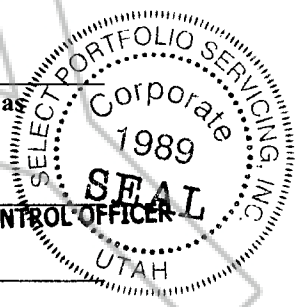


THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATE HOLDERS OF CWALT,
INC. ALTERNATIVE LOAN TRUST 2005-56,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-56

BY: [Signature]
By: Select Portfolio Servicing, Inc. as
Attorney in Fact

Name: _____
PATRICK PITTMAN, DOC. CONTROL OFFICER

Title: _____



Order No.: 01501473-TO

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 38, in Block B, as shown on the map entitled Round Hill Village Unit No. 3, filed for the record in the Office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, as Document No. 30185.

APN: 1318-15-610-020



SPECIAL WARRANTY DEED
"Exhibit Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-610-020
- 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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

- 3. a. Total Value/Sales Price of Property: \$884,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): (0.00)
- c. Transfer Tax Value: \$884,000.00
- d. Real Property Transfer Tax Due: \$3,447.60

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 _____ Capacity Grantor
 Signature PATRICK PITTMAN, DOC. CONTROL OFFICER Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE
HOLDERS OF CWALT, INC.
ALTERNATIVE LOAN TRUST
2005-56, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-56
 Address: 3815 SOUTH WEST TEMPLE
 City, St., Zip: SALT LAKE CITY, UT 84115

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

Print Name: James Richter
 Address: 435 Bavarian Drive
 City, St., Zip: Carson City, NV 89705

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
 Address: 4040 S. Eastern Avenue, Suite 180
 City/State/Zip: Las Vegas, NV 89149

Escrow #: 00038171-002

Ticor Title of Nevada
 5441 Kietzke Lane, Suite 100
 Reno, NV 89511

PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

333 Ute Way, Zephyr Cove, NV 89448
 Escrow No. 00038171-002-RW

Ticor Title of Nevada
 5441 Kietzke Lane, Suite 100
 Reno, NV 89511