

DOUGLAS COUNTY, NV
RPTT:\$583.05 Rec:\$16.00
\$599.05 Pgs=3
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

2015-862974

05/29/2015 03:25 PM

APN No.: 1220-16-210-193

WHEN RECORDED MAIL TO:
ROI Strategies, LLC.
5440 Lonie Lane #106
Reno , NV 89511

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 15130216-JEH
TB File No 15-70989

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 583.05

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) who Association acquired title as Federal National Mortgage

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ROI Strategies, LLC

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

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

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED.
TB File No 15-70989

Fannie Mae A/K/A Federal National Mortgage
Association




Melinda Bentley, REO Team Lead for Tiffany & Bosco,
P.A., as attorney in fact for Fannie Mae A/K/A
Federal National Mortgage Association

STATE OF Arizona
COUNTY OF Maricopa

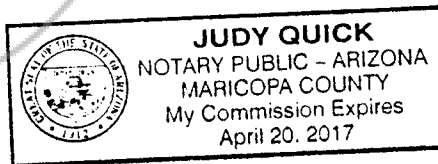
} ss:

On this 27th day of May, 2015 before me, the undersigned a Notary Public in and for the County and State, personally appeared Melinda Bentley 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 above instrument, who acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(s) and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

My commission expires: 4-20-2017



Escrow No. 15130216-JEH
TB File No 15-70989

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:
Lot 15, in Block G, of the AMENDED MAP OF RANCHOS ESTATES, according to the map thereof,
filed in the office of the County Recorder of Douglas County, Nevada, on October 30, 1972 in Book
1072,
Page 642, as Document No. 62493.

APN: 1220-16-210-193

**EXHIBIT B
DEED RESTRICTION**

Grantee herein is prohibited from conveying captioned property for a sales price of greater than, \$179,400.00 for a period of 3 months from the date of recording of this deed. Grantee is further prohibited from encumbering subject property with a security interest in the principal amount of greater than \$179,400.00 for a period of 3 months from the date of recording of this deed. These restrictions shall run with the land and are not personal to the Grantee.

reSTATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 1220-16-210-193
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
 Other _____

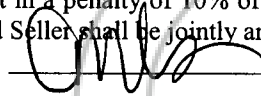
FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$149,500.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$149,500.00
d. Real Property Tax Due: \$ 583.05 \$ 583.05

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  Capacity Agent _____

By: Melinda Bentley, REO Team Lead for Tiffany & Bosco, P.A.
as attorney in fact for Federal National Mortgage Association

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fannie Mae A/K/A Federal National Mortgage Association
Address: 14221 Dallas Parkway Suite 1000
City: Dallas, TX 75254

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ROI Strategies, LLC
Address: 5440 Lonie Lane #106
City, State, Zip: Reno, NV 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buy)

Print Name Ticor Title of Nevada, Inc. Escrow # 15130216JEH
Address 3100 W. Sahara Avenue, #115
City: Las Vegas State: NV Zip: 89120

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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