

DOUGLAS COUNTY, NV  
RPTT:\$672.75 Rec:\$18.00  
\$690.75 Pgs=5  
DOCUMENT PROCESSING SOLUTIONS  
KAREN ELLISON, RECORDER

**2015-865031**

**06/24/2015 08:41 AM**

APN: 1220-16-710-004

**RECORDING REQUESTED BY:**

LSI Title Agency, Inc.  
Title Order No. 150074145  
Escrow No. 00039844-002-RW

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

Julian C. Arvizu  
885 Tillman Lane  
Gardnerville, NV 89460

RPTT: \$ 672.75

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-16CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16CB**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Julian C. Arvizu, a married man as his sole and separate property, a married man as his sole and separate property.**

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  
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: MAY 14, 2015

GBSDREO2

885 Tillman Lane, Gardnerville, NV 89460  
Escrow No. 00039844-002-RW

STATE OF Utah

COUNTY OF Salt Lake

I, Holly Lumbert, a

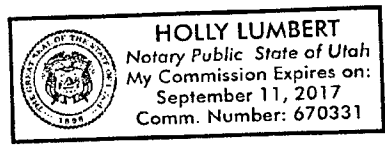
Notary Public of the County and State first above written, do hereby certify that Chris C. Wheeler, Doc. Control Officer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5.14.15

[Signature]  
Notary Public

My Commission Expires: 9.11.17

(SEAL)



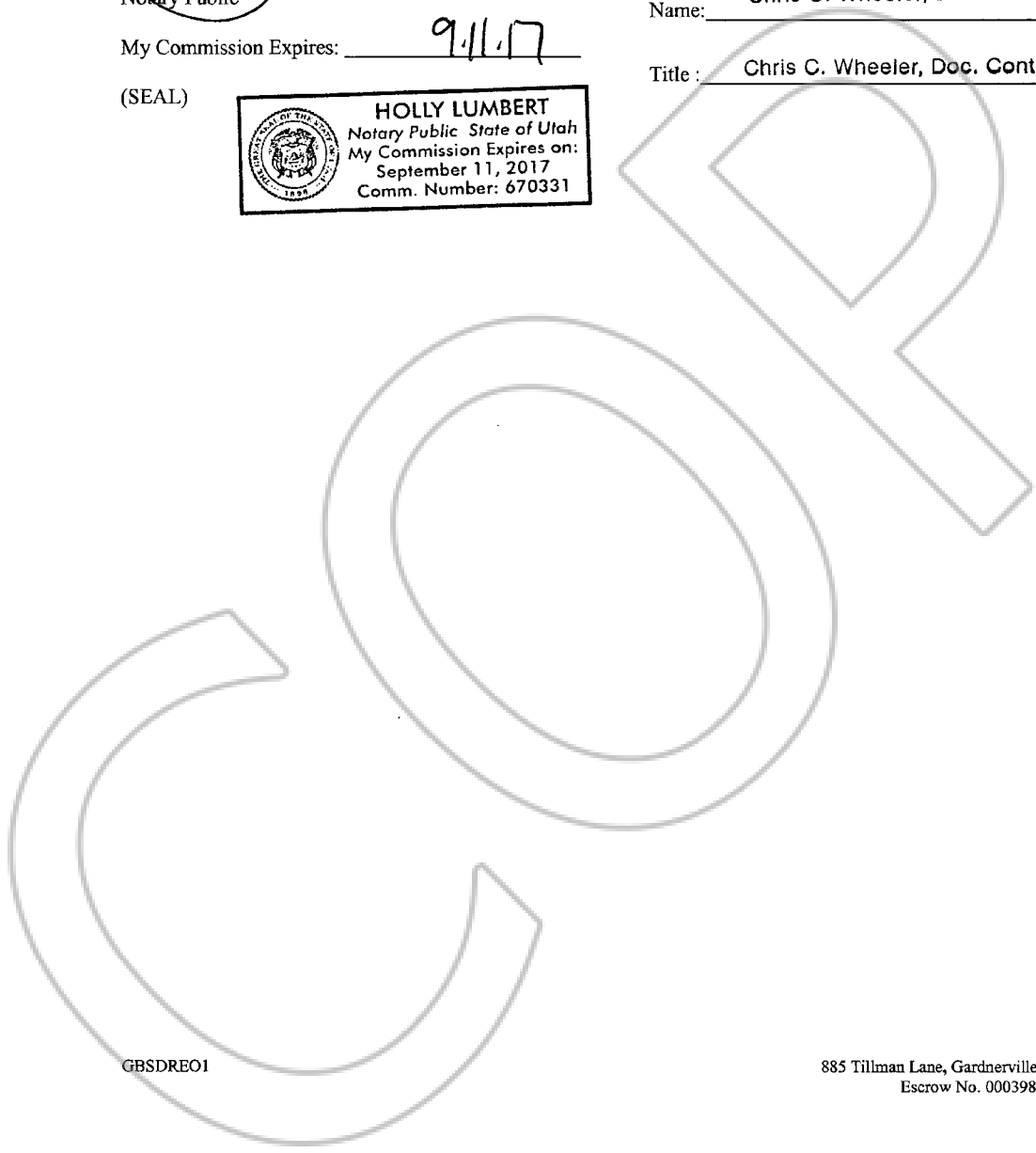
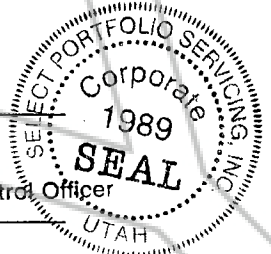
BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-16CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16CB

BY: [Signature]

By: Select Portfolio Servicing, Inc. as Attorney in Fact

Name: Chris C. Wheeler, Doc. Control Officer

Title: Chris C. Wheeler, Doc. Control Officer



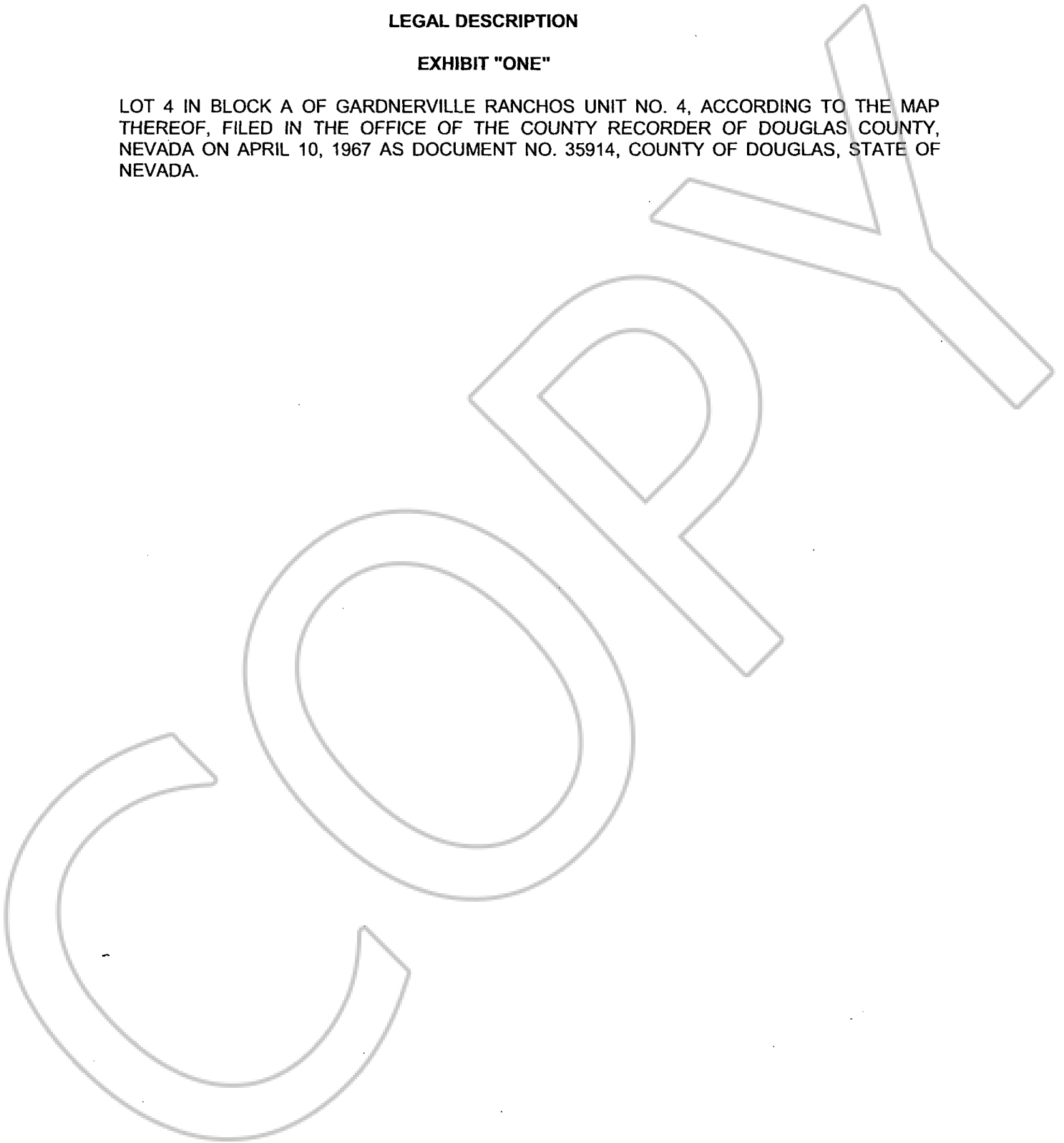
**LEGAL DESCRIPTION**  
**"Exhibit One"**

COPY

**LEGAL DESCRIPTION**

**EXHIBIT "ONE"**

LOT 4 IN BLOCK A OF GARDNERVILLE RANCHOS UNIT NO. 4, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 10, 1967 AS DOCUMENT NO. 35914, COUNTY OF DOUGLAS, STATE OF NEVADA.



**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) 1220-16-710-004  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property: \$172,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property): ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$172,500.00  
 d. Real Property Transfer Tax Due: \$ 672.75

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 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 [Handwritten Signature] Capacity Grantor

Signature [Handwritten Signature] Capacity Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name BANK OF NEW YORK  
MELLON, F/K/A THE BANK  
OF NEW YORK, AS TRUSTEE,  
ON BEHALF OF THE  
HOLDERS OF THE  
ALTERNATIVE LOAN TRUST  
2007-16CB, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES 2007-  
16CB  
 Address: 3815 SOUTH WEST TEMPLE  
 City, St., Zip: SALT LAKE CITY, UT 84115

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julian Arvizu  
 Address: 885 Tillman Ln  
 City, St., Zip: Gardnerville, NV 89460

**COMPANY REQUESTING RECORDING**  
 Print Name: DPS  
 Address: 590 W. Lambert Rd.  
 City/State/Zip: Brea, CA 92821

Escrow #: 150074145