

A.P.N.: 1319-11-002-011  
File No: 9620478d (BM)  
R.P.T.T.: \$1,569.75

When Recorded Mail To: Mail Tax Statements To:  
Christopher Hjelm  
2213 Willowbend Road  
Genoa, NV 89411

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA12

do(es) hereby *GRANT, BARGAIN and SELL* to

Christopher Hjelm, an unmarried man

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

**LOT 10 AS SHOWN ON THE OFFICIAL MAP OF WILLOWBEND SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 8, 1969, AS DOCUMENT NO. 44850, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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, issues or profits thereof.

Date: 06/10/2015

The Bank of New York, Mellon, as Trustee  
for First Horizon Alternative Mortgage  
Securities Trust 2005-AA12

*[Handwritten Signature]*

By: Nationstar Mortgage, LLC, as  
Attorney-in-fact

Rachel Siegel  
Assistant Secretary

STATE OF CO )  
COUNTY OF Arapahoe : ss.

This instrument was acknowledged before me on 6-11-2015 by  
**Nationstar Mortgage LLC**

By: Rachel Siegel, Its: Asst Sec.

*[Handwritten Signature]*  
Notary Public

(My commission expires: 6-5-18)

KAREN KARGOLL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144022655  
MY COMMISSION EXPIRES JUNE 5, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 10, 2015** under Escrow No. **9620478d**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1319-11-002-011  
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 RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$402,150.00  
b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
c) Transfer Tax Value: \$402,150.00  
d) Real Property Transfer Tax Due \$1,569.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: \_\_\_\_\_

Signature: [Signature]

Capacity: Grantee

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

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

Print Name: The Bank of New York, Mellon

Print Name: Christopher Hjelm

Address: 8950 Cypress Waters Bld.

Address: 2213 Willowbend Road

City: \_\_\_\_\_

City: Genoa

State: TX                      Zip: 75019

State: NV                      Zip: 89411

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

First American Title Insurance

Print Name: Company

File Number: 9620478d BM/BM

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV                      Zip: 89511-2043

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