

DOUGLAS COUNTY, NV **2015-866226**
RPTT:\$1150.50 Rec:\$19.00
\$1,169.50 Pgs=6 **07/14/2015 12:40 PM**
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

APN: 1220-12-310-003

RECORDING REQUESTED BY:

TICOR TITLE OF NEVADA
Title Order No. 01501091
Escrow No. 00040353-002-RW

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

Kevin Baxter and Laura Baxter
5140 S. Maverick Ave.
Boise, ID 83709

RPTT: \$1,150.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR *STEARNS* MORTGAGE FUNDING TRUST 2006-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR2**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Kevin Baxter and Laura Baxter**, husband and wife as Joint Tenants all that real property situated in ^{*Ray Marie*} 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.

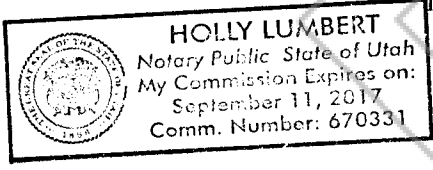
DATED: *JUL 4, 2015*

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 Tiffany Skaife, 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 10.4.15

Notary Public

My Commission Expires: 9.11.17
(SEAL)



WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR STEARNS
MORTGAGE FUNDING TRUST 2006-AR2,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR2

BY: Tiffany Skaife
By: Select Portfolio Servicing, Inc. as
Attorney in Fact 6-4-15
Tiffany Skaife, Doc. Control Officer
Name: _____
Tiffany Skaife, Doc. Control Officer
Title: _____



LEGAL DESCRIPTION
"Exhibit One"

COPY

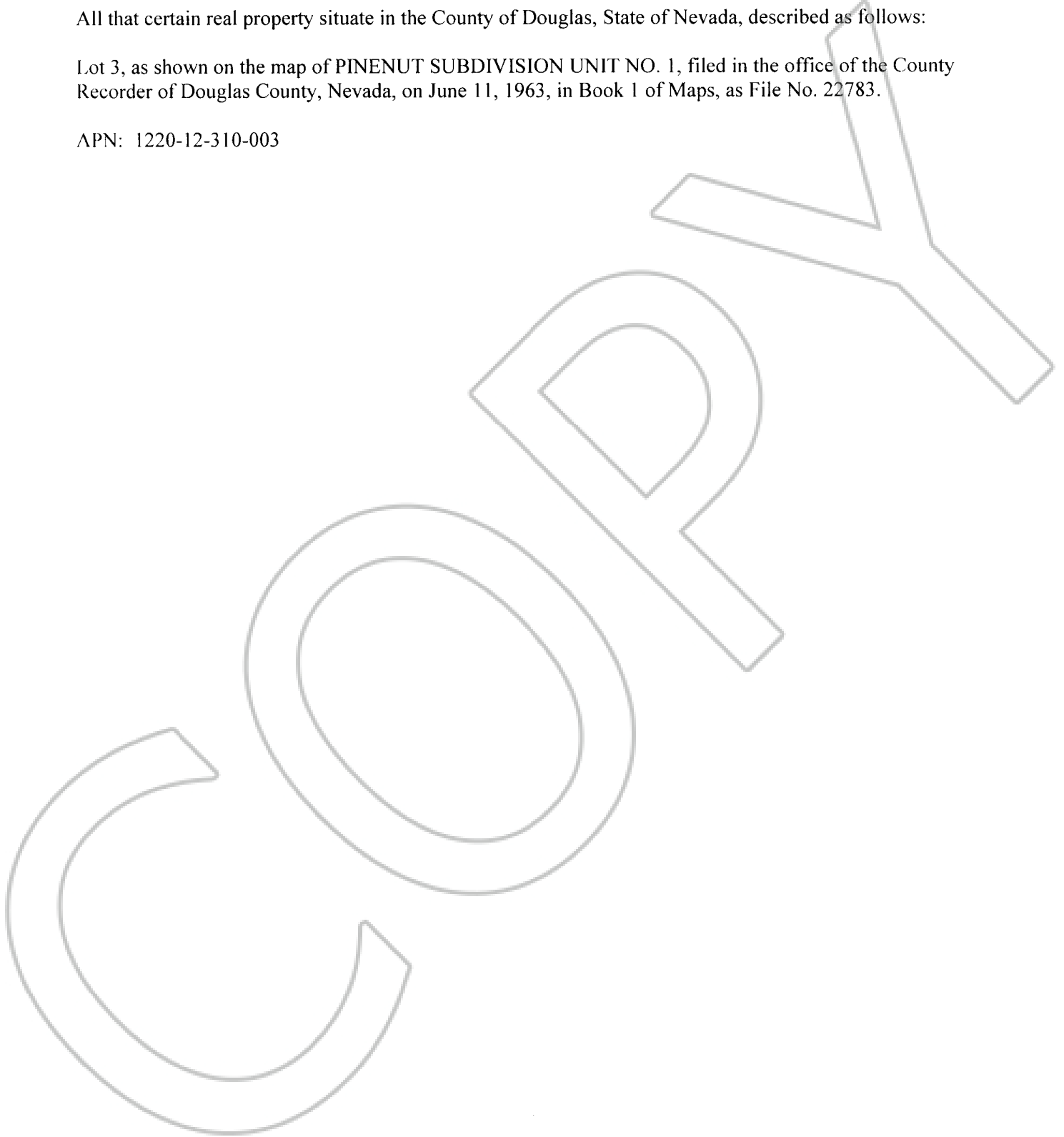
Order No.: 01501091-TO

EXHIBIT *one*

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

Lot 3, as shown on the map of PINENUT SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on June 11, 1963, in Book 1 of Maps, as File No. 22783.

APN: 1220-12-310-003



**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.



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature

7-14-15
Date

T.S. FALCO
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423
Main phone (775) 782-9025 - FAX (775) 783-6413

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a) 1220-12-310-003
 - 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: \$295,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): (0.00)
- c. Transfer Tax Value: \$295,000.00
- d. Real Property Transfer Tax Due: \$1,150.50

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 Tiffany Skalar Capacity Grantor
Tiffany Skalar, Doc. Control Officer

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name WELLS FARGO BANK,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR
STRUCTURED ASSET
MORTGAGE INVESTMENTS
II INC., BEAR STERNS
MORTGAGE FUNDING
TRUST 2006-AR2,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-
AR2

Address: 3815 SOUTH WEST TEMPLE
City, St., Zip: SALT LAKE CITY, UT 84115

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kevin Baxter and Laura Baxter

Address: 5140 S. Maverick Ave.
City, St., Zip: Boise, ID 83709

COMPANY REQUESTING RECORDING

Print Name: Ticor Title of Nevada
Address: 5441 Kietzke Lane, Suite 100
Reno, NV 89511

GBSDRE02

Escrow #: 00040353-002

1808 Helman Drive, Gardnerville, NV 89410
Escrow No. 00040353-002-RW