

DOUGLAS COUNTY, NV  
RPTT:\$879.45 Rec:\$16.00  
\$895.45 Pgs=3  
2015-868868  
08/28/2015 12:30 PM  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-516-043  
File No: 9672860d (BM)  
R.P.T.T.: \$879.45

When Recorded Mail To: Mail Tax Statements To:  
CNADY, LLC  
281 Orion Lane Unit B  
Stateline, NV 89449

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

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

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5

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

CNADY, LLC

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

**ALL THAT PORTION OF LOTS 36A AND 36B AND THAT PORTION OF THE COMMON AREA OF TAHOE VILLAGE UNIT NO. 1, AMENDED, FILED FOR RECORD ON DECEMBER 7, 1971 AS DOCUMENT NO. 55769, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT POINT "A", AS SHOWN ON SAID MAP OF TAHOE VILLAGE UNIT NO. 1, AMENDED; THENCE SOUTH 32°01'39" EAST 416.07 FEET AND SOUTH 85°44'37" EAST 26.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE**

**SOUTH 85°44'37" EAST 25.15 FEET; THENCE**

**SOUTH 04°15'23" WEST 25.20 FEET; THENCE**

**NORTH 85°44'37" WEST 25.15 FEET; THENCE**

**NORTH 04°15'23" EAST 25.20 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THE CERTAIN DOCUMENT RECORDED JULY 24, 2007 IN BOOK 707, PAGE 8879 AS DOCUMENT NO. 706107 OF OFFICIAL RECORDS.**

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: 08/0<sup>4</sup>3/2015

COPY

U.S. Bank National Association, as Trustee,  
successor in interest to Bank of America,  
National Association, as Trustee, successor  
by merger to LaSalle Bank National  
Association, as Trustee for First Franklin  
Mortgage Loan Trust 2007-5, Mortgage  
Pass-Through Certificates, Series 2007-5

*[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 8-4-2015 by  
**Nationstar Mortgage LLC**

By: Rachel Siegel, Its: Asst. Secretary

Karen Kargoll  
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 **August 03, 2015** under Escrow No. **9672860d**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-516-043
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$225,225.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$225,225.00
- d) Real Property Transfer Tax Due \$879.45

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: [Signature] Capacity: agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

U.S. Bank National Association,  
as Trustee, successor in interest  
to Bank of America, National  
Association, as Trustee,  
successor by merger to LaSalle  
Bank National Association, as  
Trustee for First Franklin  
Mortgage Loan Trust 2007-5,  
Mortgage Pass-Through

Print Name: Certificates, Series 2007-5  
 Address: 8950 Cypress Waters Blvd.  
 City: Coppell  
 State: TX Zip: 75019

Print Name: CNADY, LLC  
 Address: 281 Orion Lane Unit B  
 City: Stateline  
 State: NV Zip: 89449

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

First American Title Insurance  
 Print Name: Company File Number: 9672860d BM/BM  
 Address: 5310 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511-2043