

DOUGLAS COUNTY, NV **2015-872558**  
RPTT:\$1460.55 Rec:\$17.00  
\$1,477.55 Pgs=4 11/12/2015 02:31 PM  
TICOR TITLE - RENO (TITLE ONLY)  
KAREN ELLISON, RECORDER

APN: 122119001001

**RECORDING REQUESTED BY:**

Ticor Title of Nevada, Inc.  
Title Order No. 01402701  
Escrow No. 00030492-002-RW

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

Tracy L. Rand and Penny C. Rand, trustees of the Tracy L. Rand and Penny C.  
Rand Family Trust  
PO Box 775  
McArthur, CA 96056

RPTT: \$1,460.55

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **U.S. Bank N.A.**, as trustee, on behalf of the holders of the **J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Tracy L. Rand and Penny C. Rand, trustees of the Tracy L. Rand and Penny C. Rand Family Trust dated June 28, 2002**

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: October 26, 2015

STATE OF Utah

COUNTY OF Salt Lake

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2

I, Ashley Brewster, a Notary Public of the County and State first above written, do hereby certify that Holly Lumbert, Doc. Control Officer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

BY:  10.26.15  
By: Select Portfolio Servicing, Inc. as Attorney in Fact

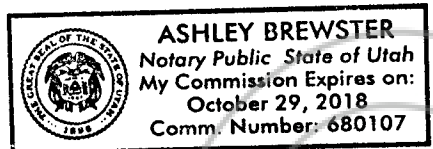
Witness my hand and official seal, this the 26<sup>th</sup> day of Oct, 2015  
Ashley Brewster  
Notary Public

Name: Holly Lumbert  
Title: Doc Control Officer

My Commission Expires: OCT 29 2018

(SEAL)

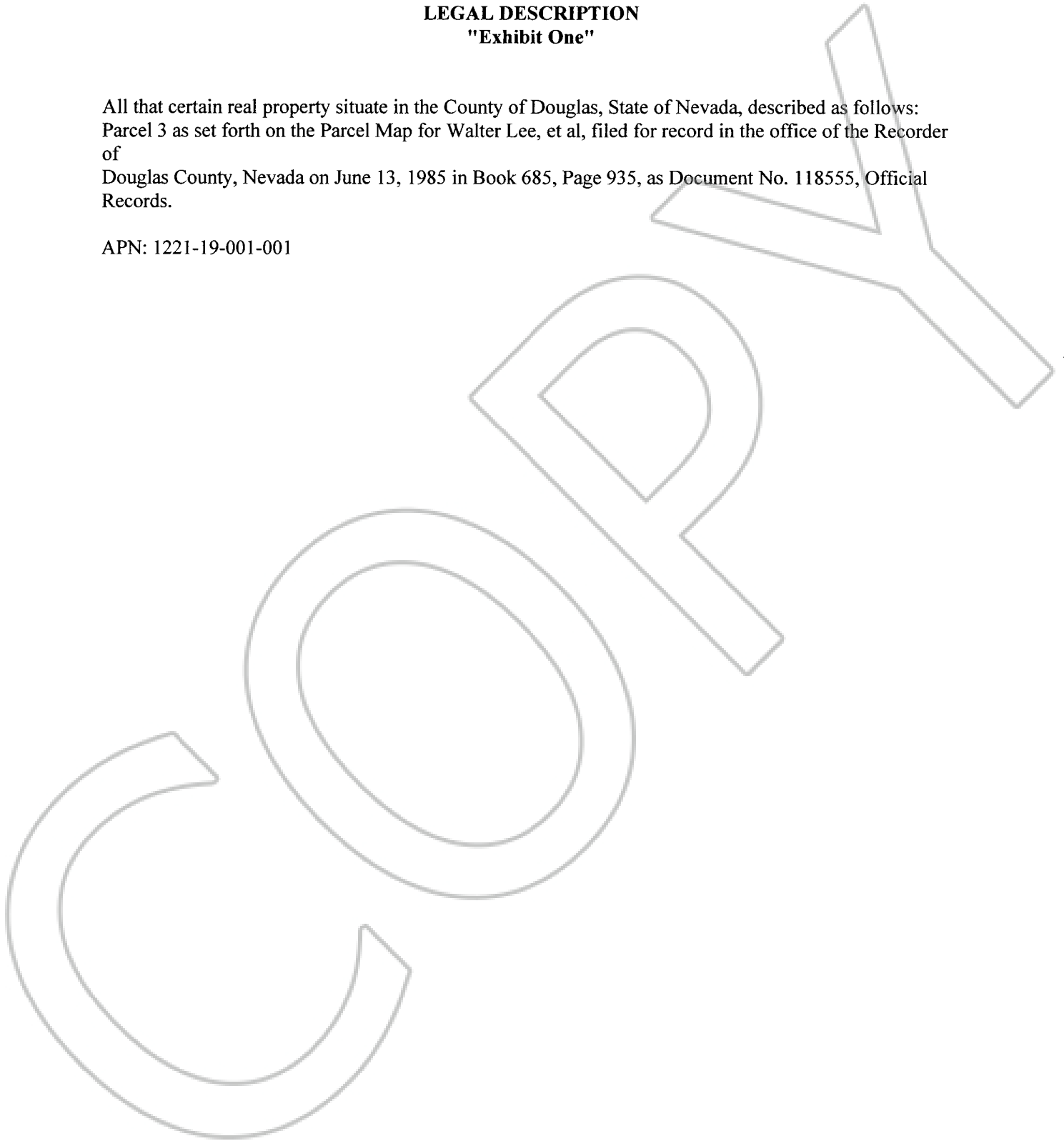
☞ Personally Known



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

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:  
Parcel 3 as set forth on the Parcel Map for Walter Lee, et al, filed for record in the office of the Recorder  
of  
Douglas County, Nevada on June 13, 1985 in Book 685, Page 935, as Document No. 118555, Official  
Records.

APN: 1221-19-001-001



**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) 122119001001
- 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: \$374,400.00
- b. Deed in Lieu of Foreclosure Only (value of property): (0.00)
- c. Transfer Tax Value: \$374,400.00
- d. Real Property Transfer Tax Due: ~~\$140.16~~ 1460.55

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: N/A
- b. Explain Reason for Exemption: N/A

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: [Signature] Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2  
Address: 3815 SOUTH WEST TEMPLE  
City, St., Zip: SALT LAKE CITY, UT 84115

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Tracy L. Rand and Penny C. Rand Family Trust, Tracy L. Rand and Penny C. Rand, Trustees  
Address: PO Box 775  
City, St., Zip: McArthur CA 96056

**COMPANY REQUESTING RECORDING**

Print Name: Fidelity National Title Agency of Nevada, Inc.  
Address: 4040 S. Eastern Avenue, Suite 180  
City/State/Zip: Las Vegas, NV 89119

Escrow #: 00030492-002

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED