

DOUGLAS COUNTY, NV
RPTT:\$955.50 Rec:\$16.00
\$971.50 Pgs=3 2016-879383
04/14/2016 12:54 PM
PREMIER AMERICAN TITLE
KAREN ELLISON, RECORDER

APN# 1220-16-610-076

RPTT: \$955.50

Recording Requested by
Premier American Title Agency, Inc.

Mail Tax Statements to:
When Recorded Please Mail to:

John Nypl
1366 S RIVERVIEW DR
GARDNERVILLE, NV 89460

Escrow # 71500302-018-CSR
TB File # 15-76828

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, that **Fannie Mae A/K/A Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to:

John Nypl, a Single Person

All that real property situated in the County of DOUGLAS, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of March, 2016.

Fannie Mae A/K/A Federal National Mortgage Association

Melinda Bentley

By: **Melinda Bentley**, REO Team Lead
for Tiffany & Bosco, P.A. As attorney in
fact for Fannie Mae A/K/A Federal
National Mortgage Association

State of ARIZONA)
County of MARICOPA) ss.
)

On this 4th day of March, 2016 before me, the undersigned a Notary Public in and for Said County and State, personally appeared **Melinda Bentley**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose Name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Judy Quick
Notary Public in and for said State o Arizona

My Commission Expires: 4-20-2017

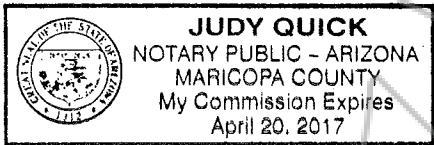
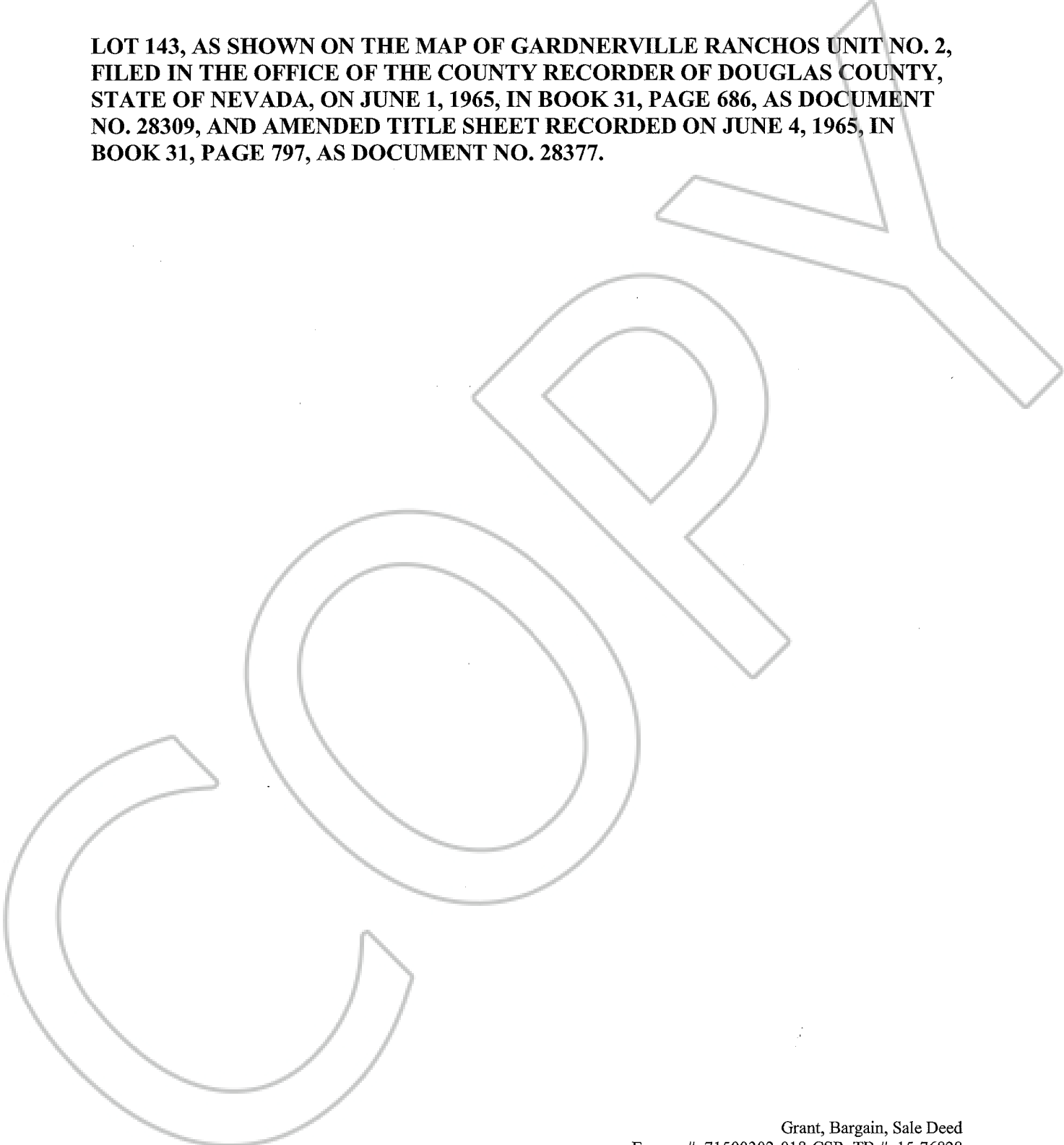


EXHIBIT "A"

LOT 143, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE SHEET RECORDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-16-610-076
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 245,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 245,000.00
 d. Real Property Transfer Tax Due \$ 955.50

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 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: Title Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Federal National Mortgage Assn
 Address: 14221 Dallas Parkway #1000
 City: Dallas
 State: TX Zip: 75254-2916

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John Nypl
 Address: 1366 S Riverview Dr
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Premier American Title Agency
 Address: 4955 S Durango Dr, Suite 116
 City: Las Vegas

Escrow # 71500302-018-CSR
 State: NV Zip: 89113