

DOUGLAS COUNTY, NV

2016-879912

RPTT:\$1238.25 Rec:\$27.00

\$1,265.25 Pgs=14

04/26/2016 11:06 AM

REAL ADVANTAGE LLC

KAREN ELLISON, RECORDER

Parcel Number 1420-27-701-016

Nevada Affirmation Statement (Social Security Numbers)

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

RETURN TO:  
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219  
1-800-316-4682  
16WR 08640

Signed

Print Name

Mail Tax Statements To:

**The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1**

whose address is 101 Barclay St., New York, NY 10286.

~~After Recording, Mail/Return to:~~

Nations Lending Services

9801 Legler Road

Lenexa, KS 66219

Commitment Number: 16NL05094

**DEED IN LIEU OF FORECLOSURE**

Record 181

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 1 of 14

KNOWN ALL MEN BY THESE PRESENTS THAT THIS DEED IS EXECUTED ON MARCH 17, 2016, 2016, that J. CONRAD BUEDEL, JR., unmarried, hereinafter called grantor, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1, whose tax mailing address is 101 Barclay St., New York, NY 10286, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Douglas County, Nevada, described as follows:

All that property situate in the, City of Minden, County of Douglas and State of Nevada described as: All that certain property situated in the County of Douglas, State of Nevada described as follows: Parcel 4D-1A, as set forth on that certain Parcel Map LDA #99-006 for Raymond M. Smith Trust a division of revised Parcel 4D-1 per Record of Survey supporting a Boundary Line Adjustment recorded as Document No. 458377, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 28, 1988, as Document No. 473281. Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. Being the same property conveyed to J. Conrad Buedel Jr. , deed dated 3/11/2014, recorded on 3/25/2014, in book 0314, page 4353, in the County of Douglas and State of Nevada. More commonly known as: 1530 W. High Point Court, Minden, NV 89423 Parcel/tax id: 1420-27-701-016

**SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT**

COMMONLY known as: **1530 W HIGH POINTE, MINDEN, NV 89423**  
Assessor's Parcel Number: **1420-27-701-016**

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

Transfer of Property. Transferor hereby agrees to transfer and Transferee hereby agrees to accept title to the Property subject to the terms and conditions set forth in this Agreement.

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Acknowledgment of Default. Transferor acknowledges that it is in default of its obligations under the Loan and the Note, and that the entire unpaid principal balance thereof, together with interest thereupon, is immediately due and payable to Assignee without offset, defense, or counterclaim.

Consideration. Transferor acknowledges and agrees that the release of personal liability and forgiveness of payment of the entire unpaid principal balance thereof, together with interest thereupon, in connection with the underlying Loan and Note is adequate consideration for the transfer of the Property to Transferee and that the transfer of the Property to Transferee is voluntary and free of coercion and duress. This obligation is secured by the following mortgage or deed of trust:

**To: Mers a nominee for Countrywide Home Loans, Inc.  
Trustee: ReconTrust Company, N.A.**  
**From: J. Conrad Buedel Jr, and Carol A. Buedel, husband and wife as joint tenants**  
**Dated: 04/09/2007 Volume/Instr #: 0407**  
**Recorded: 04/13/2007 Page: 4176**  
**Amount: \$439,200.00 Closed Ended**

**Assigned To: The Bank of New York Mellon fka The Bank of New York, as Trustee for  
The Certificateholders of CWALT, Inc., Alternative Loan**  
**Dated: 09/24/2012 Volume: 912**  
**Recorded: 09/26/2012 Page: 6642**  
**Comments: Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T!**

**Additional Information:**

**Substitution of Trustee Recorded 1/21/2015 as instrument # 2015-855925 to Seaside Trustee Inc. Notice of Breach and Default and of Election to Cause Sell of Real Property Under Deed of Trust - recorded 1/21/2015, Instrument #2015-855926  
Request for Notice - recorded 10/9/2015, instrument #2015-870987.  
Notice of Trustee's Sale - recorded 12/29/2015, instrument #2015-874593**

Closing of Transaction. Concurrently with the execution of this Agreement:

(a) Transferor shall deliver to Transferee:

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

- (i) an executed and acknowledged Deed in Lieu of Foreclosure (the "Deed"), in form and substance satisfactory to Transferee, conveying fee simple title to the Property, subject only to such exceptions to title as may be approved by Transferee prior to the execution of this Agreement;
  - (ii) an executed Estoppel Affidavit in form and substance satisfactory to Transferee and Nations Title Agency ("Title Company");
  - (iii) all keys and pass cards, and combinations to all combination locks relating to the Property; and
  - (iv) copies of all service contracts, maintenance contracts, management contracts, listing agreements, commission agreements, equipment leases, warranty agreements, and other agreements pursuant to which third parties are obligated to provide goods or services, or to bear expenses or liabilities relating to the Property, including, without limitation, amendments and supplements thereto and in the possession of Transferor;
- (b) Any and all transfer or other taxes incurred in connection with the closing of the transaction contemplated in this Section shall be the responsibility of Transferor. In addition, there shall be no perorations made at the close of escrow, the parties agreeing that Transferor shall be responsible for any and all property taxes and other costs and expenses owing at the closing of the transaction contemplated hereby.

Representations and Warranties.

- (a) Transferor hereby makes the following representations and warranties to Transferee, which representations and warranties shall survive the execution, delivery, and recordation of the Deed and the consummation of the transactions contemplated hereby:
- (i) To the best of Transferor's knowledge, no filing or petition under the federal bankruptcy law or any insolvency laws, or any laws for composition of indebtedness or for the reorganization of debtors, has been filed with regard to Transferor.
  - (ii) Transferor is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1954, as amended.
  - (iii) The agreed to value of the Property is an accurate reflection of the fair market value of the Property.
  - (iv) To the best of Transferor's knowledge, there are no other claims and/or litigation affecting the Property.
- (b) This Agreement and all other documents delivered in connection herewith by Transferor (i) have been duly authorized, executed, and delivered by Transferor; (ii) are binding obligations of Transferor; and (iii) neither violate the provisions of any agreement to which Transferor is a party.
- (c) Transferor represents, warrants, covenants, and agrees as follows:
- (i) the execution, delivery, and recordation of the Deed is intended to and shall effect an absolute conveyance and transfer of the Property and shall not constitute a mortgage, trust conveyance, or security interest of any kind therein;
  - (ii) it is the intention of Transferor as grantor in the Deed to convey, and by the Deed, Transferor has conveyed to Transferee therein, all of Transferor's right, title, and interest absolutely in and to the Property;

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 4 of 14

(iii) Possession of the Property is intended to and will be surrendered to Transferee concurrent with the conveyance of title to Transferee;

(iv) Transferor shall have no right, title, lien, or claim, now or hereafter, on or against the Property or Transferee, all other rights, titles, liens, and claims of Transferor, by agreement, at law, or in equity being hereby expressly waived; and to the extent that any court shall seek to find any right, title, lien, or claim in favor of Transferor, Transferor agrees that such right, title, lien, or claim shall be limited to a right to damages and not to any lien or claim on the Property;

Disclaimer of Partnership. Nothing contained in this Agreement or any of the documents executed in connection herewith shall serve to create a partnership or any other fiduciary relationship between Transferor and Transferee or between Transferor and Assignee, and Transferor and Transferee do hereby disclaim that any partnership or other fiduciary relationship exists between them.

No Merger. Transferor agrees and acknowledges that its entry into this Agreement, the Deed and the other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Transferee's interest under the Deed. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

Indemnification. Transferor, joint and severally, shall indemnify and defend Transferee against, and hold Transferee harmless of and from, any and all losses, liability, claims, damages, costs, and expenses (including, but not limited to, reasonable attorneys' fees and court costs) that Transferee may suffer or incur, or to which Transferee may be subjected, by reason of, arising out of, or in connection with the falsity or misleading nature of any of the representations or warranties made by Transferor pursuant to this Agreement. Upon demand by Transferee, Transferor shall defend any action or proceeding brought against Transferee in connection with any of the foregoing, or Transferee may elect to conduct its own defense at the expense of Transferor. In any event, Transferor promptly shall reimburse Transferee in full for all costs reasonably incurred by Transferee in investigating, preparing, or defending any action or proceeding, commenced or threatened, in connection with any of the foregoing matters, or incurred in settlement of any such action or proceeding (whether commenced or threatened). This section shall survive the execution of this Agreement and the consummation of the transactions contemplated hereby.

Further Assurances. Whenever requested to do so by the other party, each party shall execute, acknowledge, and deliver any and all such further conveyances, assignments, confirmations, satisfactions, powers of attorney, instruments of further assurance, approvals, consents, and any and all such further instruments and documents as may be necessary, expedient, or proper, in order to complete any and all conveyances, transfers, sales, and assignments contemplated by this Agreement, and to do any and all other acts and to execute, acknowledge, and deliver any and all documents as so requested in order to carry out the intent and purpose of this Agreement.

Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties, and their successors, heirs, and assigns.

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Litigation Costs. If either party commences an action against the other to enforce any of the terms hereof or because of the breach by either party of any of the terms hereof, the Prevailing Party (as hereinafter defined) in such action shall be entitled to recover its attorneys' fees and costs and expenses incurred in connection with the prosecution or defense of such action, including any appeal thereof, in addition to all other relief. "Prevailing Party" within the meaning of this Section shall include, without limitation, a party who brings an action against the other party for sums allegedly due or performance of covenants allegedly breached and obtains substantially the relief sought by it in the action.

Integration. This Agreement and the other agreements and documents referred to herein set forth the entire agreement and understanding of the parties. The only consideration for the execution of this Agreement is the consideration expressly recited herein. No other promise or agreement of any kind or nature has been made to or with the parties by any person or entity whatsoever to cause them to sign this Agreement.

Severability. If any term or provision of this Agreement shall be held invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby.

Third-Party Beneficiary. Transferor and Transferee acknowledge and agree that Assignee is an intended third-party beneficiary under this Agreement and the documents being executed pursuant hereto.

In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**Further Assurances.** Whenever requested to do so by the other party, each party shall execute, acknowledge, and deliver any and all such further conveyances, assignments, confirmations, satisfactions, powers of attorney, instruments of further assurance, approvals, consents, and any and all such further instruments and documents as may be necessary, expedient, or proper, in order to complete any and all conveyances, transfers, sales, and assignments contemplated by this Deed, and to do any and all other acts and to execute, acknowledge, and deliver any and all documents as so requested in order to carry out the intent and purpose of this Deed.

**Litigation Costs.** If either party commences an action against the other to enforce any of the terms hereof or because of the breach by either party of any of the terms hereof, the Prevailing Party (as hereinafter defined) in such action shall be entitled to recover its attorneys' fees and costs and expenses incurred in connection with the prosecution or defense of such action, including any appeal thereof, in addition to all other relief. "Prevailing Party" within the meaning of this Section shall include, without limitation, a party who brings an action against the other party for sums allegedly due or performance of covenants allegedly breached and obtains substantially the relief sought by it in the action.

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 6 of 14



**RIGHT TO FORECLOSE**

**TRANSFEROR AGREES AND ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN SHALL AFFECT, AND TRANSFEREE HEREBY EXPRESSLY RESERVES, THE RIGHT TO FORECLOSE THE "MORTGAGE", "DEED TO SECURE DEBT" OR "DEED OF TRUST" BY JUDICIAL OR, TO THE EXTENT PERMITTED BY APPLICABLE LAW, NONJUDICIAL FORECLOSURE AND, IN CONNECTION WITH ANY SUCH FORECLOSURE, TRANSFEROR AND/OR GUARANTOR MAY, IN TRANSFEREE'S SOLE DISCRETION, BE NAMED AS A PARTY DEFENDANT, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, TRANSFEROR SHALL AGREE TO ANY CONSENT TO JUDGMENT (OR SIMILAR PROCESS) AVAILABLE TO TRANSFEREE, AND TRANSFEREE WILL BE PERMITTED TO SEEK, OBTAIN, AND SATISFY A JUDGMENT IN ANY SUCH FORECLOSURE PROCEEDINGS, PROVIDED, HOWEVER, THAT TRANSFEROR AND GUARANTOR SHALL NOT BE PERSONALLY LIABLE FOR SATISFACTION OF SUCH JUDGMENT. IF TRANSFEREE PURSUES ITS RIGHTS UNDER THIS SECTION, IT MAY DETRIMENTALLY AFFECT TRANSFEROR'S CREDIT RATING.**

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 7 of 14

WITNESS the hand of said Grantor this 17<sup>TH</sup> day of MARCH, 2016.

J. Conrad Buechel  
J. CONRAD BUEDEL, JR.

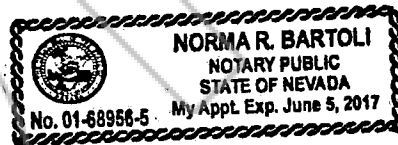
STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 17, 2016 by J. CONRAD BUEDEL, JR. who is personally known to me or has produced No Drivers License identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Norma R. Bartoli  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 8 of 14



EXHIBIT "B"  
ESTOPPEL AFFIDAVIT

STATE OF *Nevada*  
COUNTY OF *Douglas*

J. CONRAD BUEDEL, JR., being first duly sworn, depose and say: that he/she/they is/are the identical party or parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1, dated the 17<sup>th</sup> day of March, 2016, conveying the following described property, to-wit:

All that property situate in the, City of Minden, County of Douglas and State of Nevada described as: All that certain property situated in the County of Douglas, State of Nevada described as follows: Parcel 4D-1A, as set forth on that certain Parcel Map LDA #99-006 for Raymond M. Smith Trust a division of revised Parcel 4D-1 per Record of Survey supporting a Boundary Line Adjustment recorded as Document No. 458377, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 28, 1988, as Document No. 473281. Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. Being the same property conveyed to J. Conrad Buedel Jr. , deed dated 3/11/2014, recorded on 3/25/2014, in book 0314, page 4353, in the County of Douglas and State of Nevada. More commonly known as: 1530 W. High Point Court, Minden, NV 89423 Parcel/tax id: 1420-27-701-016

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc.,

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

**Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1,** therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1;**

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1,** who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of \$1.00 by **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1,** agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein as described as follows:

**To:** Mers a nominee for Countrywide Home Loans, Inc.  
Trustee: ReconTrust Company, N.A.  
**From:** J. Conrad Buedel Jr, and Carol A. Buedel, husband and wife as joint tenants  
**Dated:** 04/09/2007 **Volume/Instr #:** 0407  
**Recorded:** 04/13/2007 **Page:** 4176  
**Amount:** \$439,200.00 **Closed Ended**

**Assigned To:** The Bank of New York Mellon fka The Bank of New York, as Trustee for  
The Certificateholders of CWALT, Inc., Alternative Loan  
**Dated:** 09/24/2012 **Volume:** 912  
**Recorded:** 09/26/2012 **Page:** 6642  
**Comments:** Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1

**Additional Information:**

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 10 of 14

**Substitution of Trustee Recorded 1/21/2015 as instrument # 2015-855925 to Seaside Trustee Inc. Notice of Breach and Default and of Election to Cause Sell of Real Property Under Deed of Trust - recorded 1/21/2015, Instrument #2015-855926  
Request for Notice - recorded 10/9/2015, instrument #2015-870987.  
Notice of Trustee's Sale - recorded 12/29/2015, instrument #2015-874593**

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates Series 2007-12T1, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 11 of 14

WE (THE BORROWERS) UNDERSTAND THAT WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

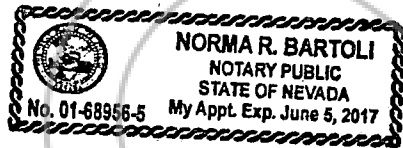
Dated: MARCH 17, 2016

J. Conrad Buechel, Jr.  
J. CONRAD BUEDEL, JR.

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 17, 2016 by J. CONRAD BUEDEL, JR. who is personally known to me or has produced No Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Norma R. Bartoli  
Notary Public



Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 12 of 14

GRANTOR(S) AFFIDAVIT

State of Nevada }  
County of Douglas }

**J. CONRAD BUEDEL, JR.**, named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

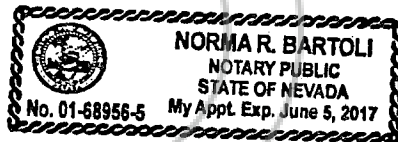
That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.

J. Conrad Buedel, Jr.  
J. CONRAD BUEDEL, JR.

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 17, 2016 by **J. CONRAD BUEDEL, JR.** who is personally known to me or has produced No Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Norma R. Bartoli  
Notary Public



Property Address: 1530 W HIGH POINTE, MINDEN, NV 89423

Loan Number: 62610

Page 13 of 14

THIS PAGE IS INTENTIONALLY LEFT BLANK



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a. 1420-27-70-016  
 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/Ind'l       |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/>            | Mobile Home      |
|                             | Other        |                                        |                  |

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

3. a. Total Value/Sales Price of Property \$ 439,199.49  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 122,086.<sup>a</sup> )  
 c. Transfer Tax Value: \$ 317,113.49  
 d. Real Property Transfer Tax Due \$ 1,238.25

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 60 %

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: AGENT

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: J. Conrad Beedel, Jr.  
 Address: 1530 W. High Pointe  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Bank of New York Mellon  
 Address: 101 Barclay St  
 City: New York  
 State: NY Zip: 10286

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

Print Name: REAL ADVANTAGE  
 Address: 1000 COMMERCE DR. STE 520  
 City: PITTSBURGH

Escrow # \_\_\_\_\_  
 State: PA Zip: 15275

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED