

DOUGLAS COUNTY, NV
RPTT:\$838.50 Rec:\$15.00
\$853.50 Pgs=2 07/28/2016 03:02 PM
LAWYERS TITLE RIVERSIDE
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:
Christian Parsons and Sandra Ray
1380 Leonard Road
Gardnerville, NV 89460

APN: 1220-21-710-045
Escrow No: **FML11729-LT178-CB**
Title No: ~~1716610010~~ **ALL TITLE 10010**

Space above this line for Recorder's use

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESS that the GRANTOR,
Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the
United States of America who acquired title as Federal National Mortgage Association
For and in consideration of \$215,000.00 and other good and valuable consideration, does hereby
GRANT, BARGAIN, SELL AND CONVEY to
Christian Parsons and Sandra Ray, husband and wife as joint tenants

the following described real property in the County of Douglas, State of Nevada:
For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.
Commonly known as: 1380 Leonard Road, Gardnerville, NV89460
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way
appertaining to.

Dated: July 25, 2016

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United
States of America who acquired title as Federal National Mortgage Association by Lawyers Title Company as
attorney in fact

By: Casandra Bertotti

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

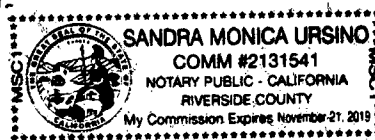
COUNTY OF Riverside) ss.

On July 25, 2016 before me, Sandra Monica Ursino, Notary Public, personally
appeared Casandra Bertotti
who 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 signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

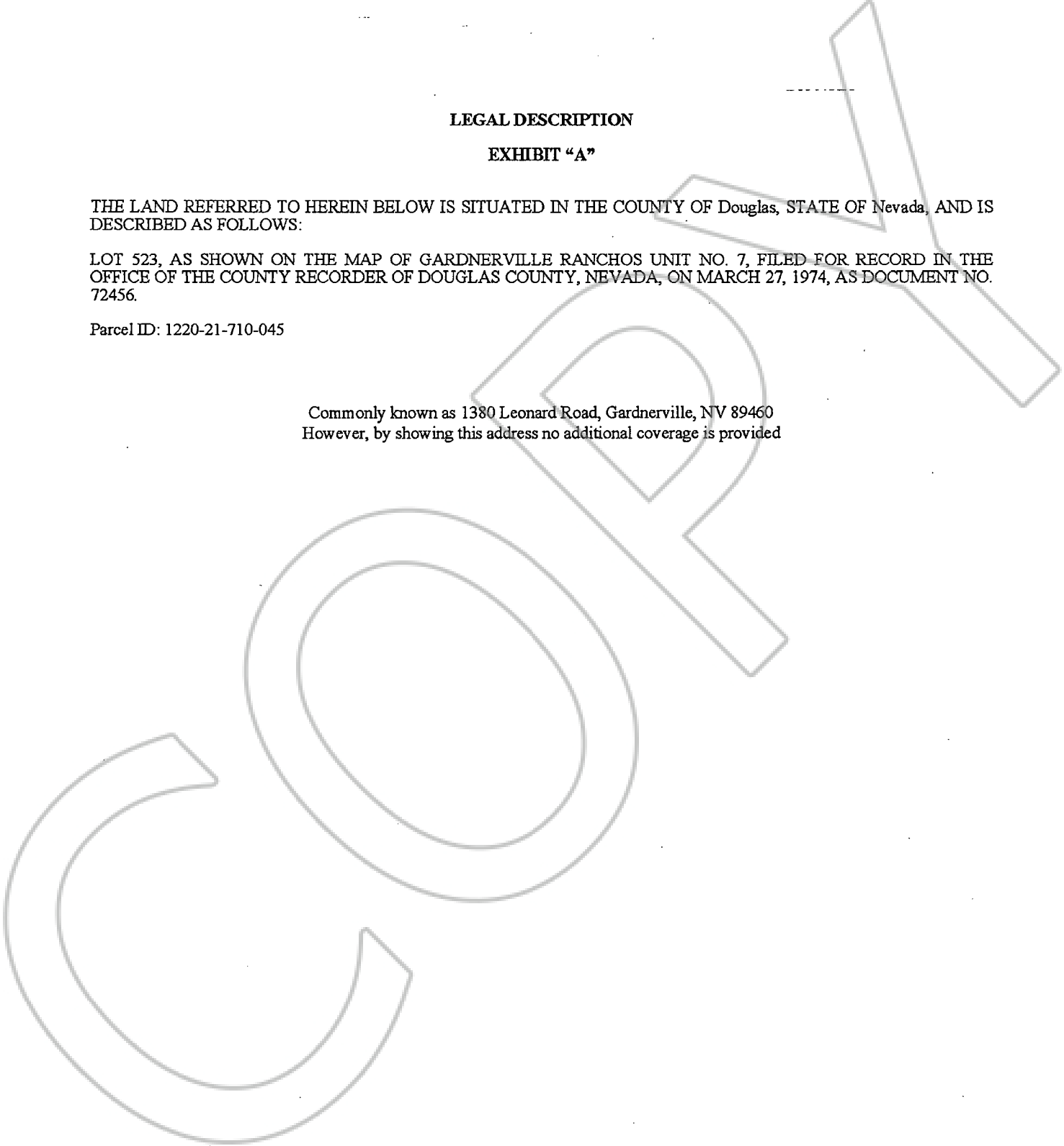
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Douglas, STATE OF Nevada, AND IS DESCRIBED AS FOLLOWS:

LOT 523, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

Parcel ID: 1220-21-710-045

Commonly known as 1380 Leonard Road, Gardnerville, NV 89460
However, by showing this address no additional coverage is provided



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-710-045
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$215,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 215,000
 Real Property Transfer Tax Due: \$838.50

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 [Signature] Capacity Buyer

Signature Sandra Ray Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fannie Mae
 Address: 14221 Dallas Parkway #1000
 City: Dallas
 State: TX Zip: 75254

Print Name: Christian Parsons
 Address: P.O. Box 18028
 City: South Lake Tahoe
 State: Ca Zip: 96151

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

Print Name: Lawyers Title Company Escrow # FML11729-CB
 Address: 3480 Vine Street Suite 100
 City: Riverside State: CA Zip: 92507

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)