DOUGLAS COUNTY, NV

2016-885143

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: 4716610010 AU 710010

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
atto ney the fact
By: Casand 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 Liverside) SS.
On July 25, 2016 before me, Sandra, Konsica URSi NO, 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.
9.44.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5
WITNESS my hand and official seal. SANDRA MONICA URSINO: COMM #2131541
RIVERSIDE COUNTY
Signature My Commission Expires November 21: 2019

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



DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 1220-21-710-045 b) c) d) 2. Type of Property: a) Vacant Land b 2-4 Plex c) Condo/Twnbse d) 2-4 Plex e) Apr. Bldg f) Comm' I/Ind' BOOK PAGE DATE OF RECORDING: NOTES: 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: where 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 375.036, the Bayer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Buyer SELLER (GRANTOR) INFORMATION REQUIRED Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Taxuote COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	STATE OF NEVADA		
a) 1220-21-710-045 b)	DECLARATION OF VALUE	^	
2. Type of Property: a) Vacant Land b) Vacant Land		/\	
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 Apt. Bldg f) Comm'l/Ind'l Apt. Bldg f) Comm'l/Ind'l BOOK PAGE NOTES: 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 4. If Exemption Claimed: b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 5. Partial Interest: Percentage being transferred: 6. Explain Reason for Exemption: 7. 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 and belief, and can be supported by documentation if called upon to substantiate the information 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 Buyer SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 (Riy: Dallas Capacity Such Lake Taxore City: South Lake Taxore Company/PERSON REQUESTING RECORDING	1	\ \	
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e) Apt. Bldg f) Comm'l/Ind'l BOOX DATE OF RECORDING: NOTES: 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 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 375.930, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Taxwet State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	a) Vacant Land b) ✓ Single Fam. Res.		
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g) Agricultural h) Mobile Home i) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Forcelosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: W 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 severalty liable for any additional amount owed. Signature Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Christian Parsons Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Taxon State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	· · · · · · · · · · · · · · · · · · ·		
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 7. 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 SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Taxore State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING			
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Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section #	Deed in Lieu of Foreclosure Only (value of property)		
4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section #		\$ 215,000	
a. Transfer Tax Exemption per NRS 375.090, Section #	Real Property Transfer Tax Due:	\$ <u>\$838.50</u> /	
a. Transfer Tax Exemption per NRS 375.090, Section #			
b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 5. Partial Interest: Percentage being transferred: 6. 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 SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South (ake Takwe State: TX Zip: 76.15) COMPANY/PERSON REQUESTING RECORDING			
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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 SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	m	alter of a princer assessment to NIDS 275 060 and NIDS	
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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 Buyer SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	375.110, that the information provided is correct to the best of their information and belief, and can be		
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Pursuant to NRS 375,030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature			
Signature Sandra Rouy Capacity Buyer Signature Sandra Rouy Capacity Buyer SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Takee State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	result in a penalty of 10% of the tax due plus interest at	1% per monui.	
Signature Sandra Rouy Capacity Buyer Signature Sandra Rouy Capacity Buyer SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas City: South Lake Takee State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING	Pursuant to NRS 375.030, the Buver and Seller shall be jointly	y and severally liable for any additional amount owed.	
SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING		_	
SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING Capacity Buyer Ca	Signature	Capacity <u>Buyer</u>	
SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Christian Parsons Address: P.O. Box 18028 City: South Lake Takee State: Ca Zip: 96151		// o	
Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING (REQUIRED) Print Name: Christian Parsons Address: P.O. Box 18028 City: South Lake Talve State: Ca Zip: 96151	Signature Sandla Rocy	Capacity 13 uyer	
Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING (REQUIRED) Print Name: Christian Parsons Address: P.O. Box 18028 City: South Lake Talve State: Ca Zip: 96151	SELLED (CDANTOD) INFORMATION	BUVER (GRANTEE) INFORMATION	
Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000 City: Dallas State: TX Zip: 75254 COMPANY/PERSON REQUESTING RECORDING			
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State: TX Zip: 75254 State: Ca Zip: 96/51 COMPANY/PERSON REQUESTING RECORDING			
COMPANY/PERSON REQUESTING RECORDING			
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• (required it not the sener of diver)			
Print Name: Lawyers Title Company Escrow # FML11729-CB	(required if not the seller of buyer)	Escross # FML11729-CB	
Address: 3480 Vine Street Suite 100		ESCION #	
City: Riverside State: CA Zip: 92507		7in 92507	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)			