DOUGLAS COUNTY, NV

2016-885742

RPTT:\$1170.00 Rec:\$15.00 \$1,185.00 Pgs=2

08/10/2016 11:39 AM

LAWYERS TITLE RIVERSIDE KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:
Debra Dawn Woodruff
3529 Long Drive

APN: **1420-08-217-028** 

Escrow No: FML11818-LT178-CB

Title No: **716610163** 

Signature,

Minden, NV 89423

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 \$300,000.00 and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to

Debra-Dawn Woodruff, a single woman

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: 3529 Long Drive, Minden, NV89423

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

appertaining to.	
Dated: August 5, 2016	
Fannie Mae A/K/A Federal National Mortgage Association, organized and	
States of America who acquired title as Federal National Mortgage Asso attorney in fact	,
By: Casandra Bertotti	
A notary public or other officer completing this certificate verifies only the identity document to which this certificate is attached, and not the truthfulness, accuracy,	
STATE OF CALIFORNIA )	
COUNTY OF Riversi de ) SS.	6
on August 8, 2016 before me, Saudea Movica U	251NO , Notary Public, personally
appeared Casandra Bertotti	<del>/ / / / / / / / / / / / / / / / / / / </del>
who proved to me on the basis of satisfactory evidence) to be the person(the within instrument and acknowledged to me that he/she/they executed capacity(ies), and that by his/her/their signature(s) on the instrument the which the person(s) acted, executed the instrument.	the same in his/her/their authorized
I certify under PENALTY OF PERJURY under the laws of the State of Californ and correct.	ia that the foregoing paragraph is true
	RA MONICA URSINO
/ / / / William ≪ Paris Not	AKT PUBLIÇ - ONLINOTITAN ()

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RIVERSIDE COUNTY

## **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:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS DESCRIBED AS FOLLOWS:

LOT 633, AS SET FORTH AN FINAL MAP NUMBER LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 24, 2004 IN BOOK 0804, PAGE 10164, DOCUMENT NO. 622411.

Parcel ID: 1420-08-217-028



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	$\wedge$
a) 1420-08-217-028	. ( )
b)	\ \
d)	\ \
u)	\ \
2. Type of Property:	\ \
<u> </u>	\ \
a) Vacant Land b) Single Fam. Ro	
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i) U Other	
	2000.000
3. Total Value/Sales Price of Property:	\$ <u>\$300,000.00</u>
Deed in Lieu of Foreclosure Only (value of property	) (
Transfer Tax Value:  Real Property Transfer Tax Due:	\$ 30, WO \$ \$1,170.00
Real Froperty Transfer Tax Due.	3.\$1,170.00
4. If Exemption Claimed:	. \ / /
a. Transfer Tax Exemption per NRS 375.090,	Section #
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	%
771 d	world of a view woman to NDS 275 060 and NDS
375.110, that the information provided is correct to	penalty of perjury, pursuant to NRS 375.060 and NRS
supported by documentation if called upon to substa	antiate the information provided herein. Furthermore, the
narties agree that disallowance of any claimed exem	aption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	
	\.
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	intly and severally liable for any additional amount owed.
Signature	Canacity
Signature	Capacity
Signature News Wells	Capacity GRANTEE
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Duint Names Foreig Mos	Print Name: DEBRA - DAWN WOODKUFF
Print Name: Fannie Mae Address: 14221 Dallas Parkway #1000	Address: 3529 LONG DR.
City: Dallas	City: HINDEN
State: TX Zip: 75254	State: NV Zip: 89413
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	" EMI 11010 MD
Print Name: Lawyers Title Company	Escrow # FML11818-MB
Address: 3480 Vine Street Suite 100 City: Riverside State: C	A Zip: 92507
	MAY BE RECORDED/MICROFILMED)
( Table Ideals Info Faith	