

Special Warranty Deed

DOUGLAS COUNTY, NV
RPTT:\$1872.00 Rec:\$17.00
\$1,889.00 Pgs=4
TIMIOS, INC.
KAREN ELLISON, RECORDER

2016-887638

09/15/2016 03:50 PM

ASSESSOR'S PARCEL NO. 1420-27-701-016

WHEN RECORDED MAIL TO:

MARIE MONZON
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

MAIL TAX NOTICES TO:

RAMONA ELLINGSON
1530 W High Pointe CT
Minden NV 89423

R#1352721

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION of Four Hundred Eighty Thousand and No/100 Dollars (\$480,000.00), receipt of which is hereby acknowledged, 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 (herein, "Grantor"), whose address is 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, FL 33146, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JUNE ELLINGSON, an unmarried woman, and RAMONA ELLINGSON, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is **1530 W High Pointe CT Minden NV 89423**, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1530 W High Pointe Court, Minden, NV 89423

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances made by Grantor except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

Dated this ____ day of _____, 20__.

Special Warranty Deed

GRANTOR:

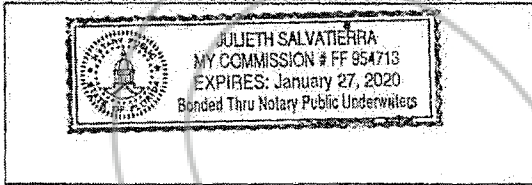
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT,
INC., ALTERNATIVE LOAN TRUST
2007-12T1, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2007-12T1 by Bayview Loan Servicing,
LLC, as Attorney in Fact

By: [Signature]
Printed Name: _____
Title: Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami-Dade

This instrument was acknowledged before me on SEP 15 2016, by
SONIA ASECIO, as AVP of Bayview Loan Servicing, LLC as
Attorney in Fact for 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.

Affix Notary Seal inside box or document is unrecordable.



[Signature]
NOTARY PUBLIC

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



June Ellingson
Title: Grantee



Ramona Ellingson
Title: Grantee



Special Warranty Deed

EXHIBIT A

ALL THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF MINDEN, COUNTY OF DOUGLAS, STATE OF NEVADA BOUNDED AND DESCRIBED AS FOLLOWS:

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, 1999, AS DOCUMENT NO. 473281. PROPERTY IS KNOWN AS 1530 WEST HIGH POINTE COURT, MINDEN, NEVADA 89423.

Per NRS 111.312, this legal description was previously recorded as Document No. 4/26/16, in Deed 2016879912, in the office of the Recorder of Douglas County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

16-30462 (dir)

Loan #6262101

1530 W High Pointe Court, Minden, NV 89423

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-27-701-016
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$480,000.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 480,000.00
 Real Property Transfer Tax Due \$1,872.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Bank of New York Mellon
 Address: 4425 Ponce De Leon Blvd., 5th Floor
 City: Coral Gables
 State: FL Zip: 33146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: June Ellingson & Ramona
 Address: 1530 W High Pointe Ellingson
 City: Minden CT
 State: 0 NV Zip: 89423

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

Print Name: Timios INC / Alexa Davis Escrow #: 1352721
 Address: 601 S Glen Oaks Blvd Ste 306
 City: Burbank State: CA Zip: 91502