

DOUGLAS COUNTY, NV **2016-889197**  
RPTT:\$867.75 Rec:\$15.00  
\$882.75 Pgs=2 10/17/2016 08:20 AM  
LAWYERS TITLE RIVERSIDE  
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY  
Lawyers Title - IE  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:**

Patrick L Campbell  
678 Ann Way  
Gardnerville, NV 89460

APN: **1220-22-410-091**  
Escrow No: **FML11994-LT178-CB**  
Title No: **716610193**

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 \$222,500.00 and other good and valuable consideration, does hereby  
GRANT, BARGAIN, SELL AND CONVEY to  
Patrick L Campbell, an unmarried man**

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: 678 Ann Way, Gardnerville, NV89460

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

Dated: October 12, 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: Cassandra Bertotti, authorized signor

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 )

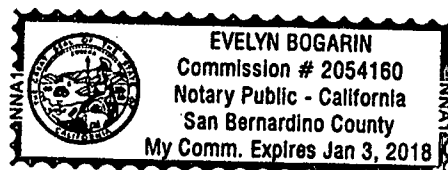
) SS.

On 10/12/16 before me, Evelyn Bogarin, Notary Public, personally appeared Cassandra 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 [Signature]

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



Title No LTICIE-L1600TT

**LEGAL DESCRIPTION**

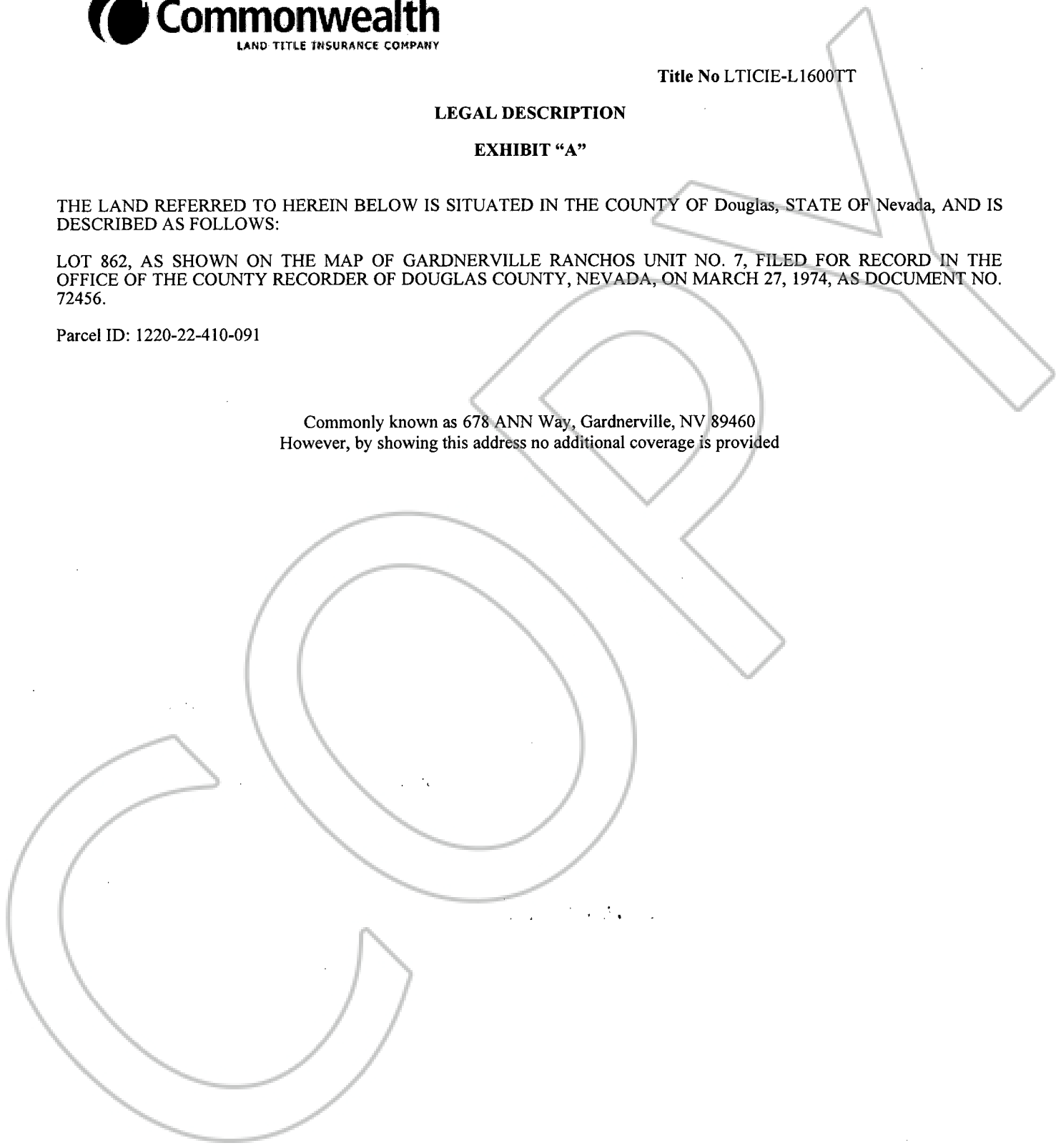
**EXHIBIT "A"**

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

LOT 862, 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: 1220-22-410-091

Commonly known as 678 ANN Way, 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) 1220-22-410-091  
 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: \$ \$222,500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 222,500.00  
 Real Property Transfer Tax Due: \$ 867.75

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 %

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 *Patrick L. Campbell* Capacity GRANTEE

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Patrick L. Campbell  
 Address: 672 Ann Way  
 City: Garwoodville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lawyers Title Company Escrow # FML11994 CB  
 Address: 3480 Vine Street Suite 100  
 City: Riverside State: CA Zip: 92507

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