

DOUGLAS COUNTY, NV  
RPTT:\$337.35 Rec:\$16.00  
\$353.35 Pgs=3 10/19/2016 09:20 AM  
FIRST AMERICAN TITLE DEED GENERATION  
KAREN ELLISON, RECORDER

APN: 1318-23-212-009  
R.P.T.T.: \$ \_\_\_\_\_

**Recording Requested By:**

JPMorgan Chase Bank  
3415 Vision Drive  
Columbus, Ohio 43219

**After Recording Mail To:**

Diplomat Property Manager, LLC  
C/O Mfresidential Assets I, LLC  
It's Administrator

350 Park Avenue 20th Floor  
New York, New York 10022

**Send Subsequent Tax Bills To:**

Diplomat Property Manager, LLC  
C/O Mfresidential Assets I, LLC  
It's Administrator

350 Park Avenue 20th Floor  
New York, New York 10022

Order #10210015

Reference # 0000122882

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **JPMorgan Chase Bank, National Association**, FOR GOOD AND VALUABLE CONSIDERATION, in the amount of **TEN AND NO/100 DOLLARS (\$10.00)**, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Diplomat Property Manager, LLC**, whose address is C/O MFResidential Assets I, LLC, its Administrator, 350 Park Avenue 20th Floor, New York, New York 10022,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **116 B Snowbird Court  
Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 24 day of May, 2016.

**JPMorgan Chase Bank, National Association:**

By: [Signature] MAY 24 2016

Printed Name & Title: Ariane Moorer Vice President

STATE OF Ohio )  
COUNTY OF Franklin ) ss

This instrument was acknowledged before me, this 24 day of May, 2016, by Ariane Moorer as Vice President of **JPMorgan Chase Bank, National Association**, a corporation organized and operating under the laws of the State of Ohio, on behalf of the corporation.

**NOTARY STAMP/SEAL**

[Signature] MAY 24 2016  
Notary Public

Caitin Marquardt - Notary Public  
Title and Rank  
My Commission Expires: 08/10/2019



**CAITIN MARQUARDT**  
Notary Public, State of Ohio  
My Commission Expires 08-10-2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL A: LOT 24B, AS SHOWN BY THE MAP OF LAKE VILLAGE, UNIT NO. 2C, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972, IN BOOK 97, PAGE 442, AS DOCUMENT NO. 58124. EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 24B OF LAKE VILLAGE UNIT 2-C, AS CONVEYED TO THE LAKE VILLAGE HOMEOWNERS ASSOCIATION BY DEED RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORD AT PAGE 3599 AS DOCUMENT NO. 349056 PARCEL B: ALL THAT PORTION OF LOT 37 COMMON AREA OF LAKE VILLAGE UNIT 2-C FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972 AS FILE NO. 58124 CONVEYED BY DEED TO STEPHEN MASSA 1990 IRREVOCABLE TRUST, RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORDS AT PAGE 3596 AS DOCUMENT NO. 349055 REFERENCE IS MADE TO THE RECORD OF SURVEY FILED OCTOBER 21, 1994 AS FILE NO. 349057.

Per NRS 111.312 - The Legal Description appeared previously in Deed, recorded on April 26, 2010, as Book 410, Page 4722, Document No. 762595 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-212-009  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'l/Ind'l  
 g)  Agricultural                        h)  Mobile Home  
 Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value /Sales Price of Property: \$86,237.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$337.35

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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: JPMorgan Chase Bank, NA  
 Address: 3415 Vision Drive  
 City: Columbus  
 State: Ohio Zip: 43219

Print Name: Diplomat Property Manager, LLC  
 Address: c/o MFResidential Assets I, LLC,  
its Administrator, 350 Park Avenue 20th  
 City: Floor New York  
 State: New York Zip: 10022

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

Print Name: Jackie Ortega Escrow #: \_\_\_\_\_  
 Address: 3 First American Way  
 City, State, Zip: Santa Ana, CA 92707

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