

DOUGLAS COUNTY, NV **2016-891318**  
RPTT:\$460.20 Rec:\$15.00  
\$475.20 Pgs=2 11/29/2016 11:40 AM  
LAWYERS TITLE RIVERSIDE  
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY**  
**Lawyers Title - IE**  
**WHEN RECORDED MAIL THIS DOCUMENT**  
**AND TAX STATEMENTS TO:**  
Spencer Case  
255 Mark Street  
Gardnerville, NV 89410

APN: 1121-05-516-003  
Escrow No: **FML12273-LT178-AS**  
Title No: **716610299**

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 \$118,000.00 and other good and valuable consideration, does hereby**  
**GRANT, BARGAIN, SELL AND CONVEY to**  
**Spencer Case, a single man**  
the following described real property in the City of Gardnerville 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: 255 Mark Street, Gardnerville, NV89410

Dated: November 28, 2016

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

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: Casandra Bertotti, Authorized Signer

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.

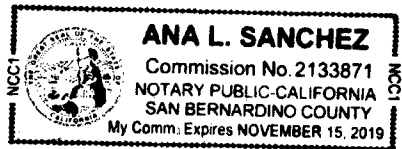
STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Riverside )

On November 28, 2016 before me, Ana L. Sanchez,  
Notary Public, personally appeared Casandra Bertotti,  
who proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) (~~s~~)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 Ana L. Sanchez  
**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



**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 221 AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 6 FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, AS DOCUMENT NO. 655937

Parcel ID: 1121-05-516-003

Commonly known as 255 MARK Street, Gardnerville, NV 89410  
However, by showing this address no additional coverage is provided

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 112105516003  
 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: \$118,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 460.20 118,000

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 [Signature] Capacity BUYER

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

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

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

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

Print Name: Spencer Case  
 Address: 255 Mark St  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Lawyers Title Company Escrow # FML12272 A.S  
 Address: 3480 Vine Street Suite 100  
 City: Riverside State: CA Zip: 92507

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