

DOUGLAS COUNTY, NV  
RPTT:\$1790.10 Rec:\$18.00  
\$1,808.10 Pgs=5 01/17/2017 03:25 PM  
ETRCO, LLC  
KAREN ELLISON, RECORDER

APN# : 1220-10-401-025

RPTT: \$1,790.10

Recording Requested By:  
Western Title Company  
Escrow No.: 085739-WLD  
When Recorded Mail To:  
Deadlog, LLC  
1519 Lou Court  
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-D

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Deadlog, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 01/05/2017

U.S. Bank National Association, as Trustee of Banc of America Funding Corporation Mortgage Pass - Through Certificates, Series 2006-D

By: Natalie Brown Natalie Brown  
Nationstar Mortgage, LLC, as Attorney in Fact

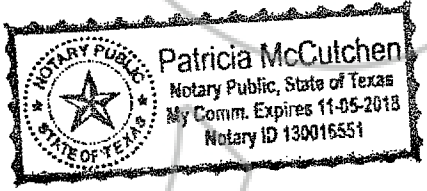
By: Assistant Secretary

STATE OF Texas } ss  
COUNTY OF Denton  
This instrument was acknowledged before me on

1.9.17

By Natalie Brown

Patricia McCutchen  
Notary Public



**EXHIBIT "A"**

**All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL 1:**

**That portion of the Southwest one-quarter of Section 10, Township 12 North, Range 20 East, M.D.B.M., County of Douglas, State of Nevada, described as follows:**

**COMMENCING on the Northerly line of Gardnerville Ranchos Unit No. 1 Subdivision, as per map recorded in Book 1 of Maps, File No. 26665, filed November 30, 1964, Official Records of Douglas County, Nevada, at the lot corner common to Lots 9 and 10 of said Subdivision, thence leaving said Northerly line and lot corner North 59°02'10" East, 116.62 feet to the TRUE POINT OF BEGINNING, said point of beginning being on the Easterly line of the parcel of land conveyed to RICHARD D. MAGGACH and SHIRLEY MAGGACH, his wife, as joint tenants, in Deed Recorded January 18, 1971, Book 82, Page 677, Document No. 50922, Official Records of Douglas County, Nevada; thence along the Easterly boundary line of the Maggach's land, North 13°06'20" East, 329.16 feet to the Northeast corner of said parcel Deed to the Maggach's; thence South 76°53'40" East, 455.52 feet; thence South 00°28'53" West, 474.95 feet to the Northerly boundary line of the GARDNERVILLE RANCHOS UNIT #1 SUBDIVISION; thence along said Northerly boundary North 69°15'31" West 211.24 feet to the corner to Lots 10 and 11 of said subdivision, thence leaving said corner and boundary North 56°07'28" West 154.03 feet; thence North 62°39'04" West 212.63 feet to the POINT OF BEGINNING.**

**PARCEL 2:**

**TOGETHER WITH a ten (10) foot appurtenant right-of-way for ingress and egress, the Northerly line of said right-of-way is traversing Parcel's A and B as set forth on Parcel Map recorded April 29, 1991 as Document No. 249548 described as follows:**

**BEGINNING at the Northwest corner of the Parcel 1: herein-above described; thence North 76°53'40" West 650.68 feet.**

**PARCEL 3:**

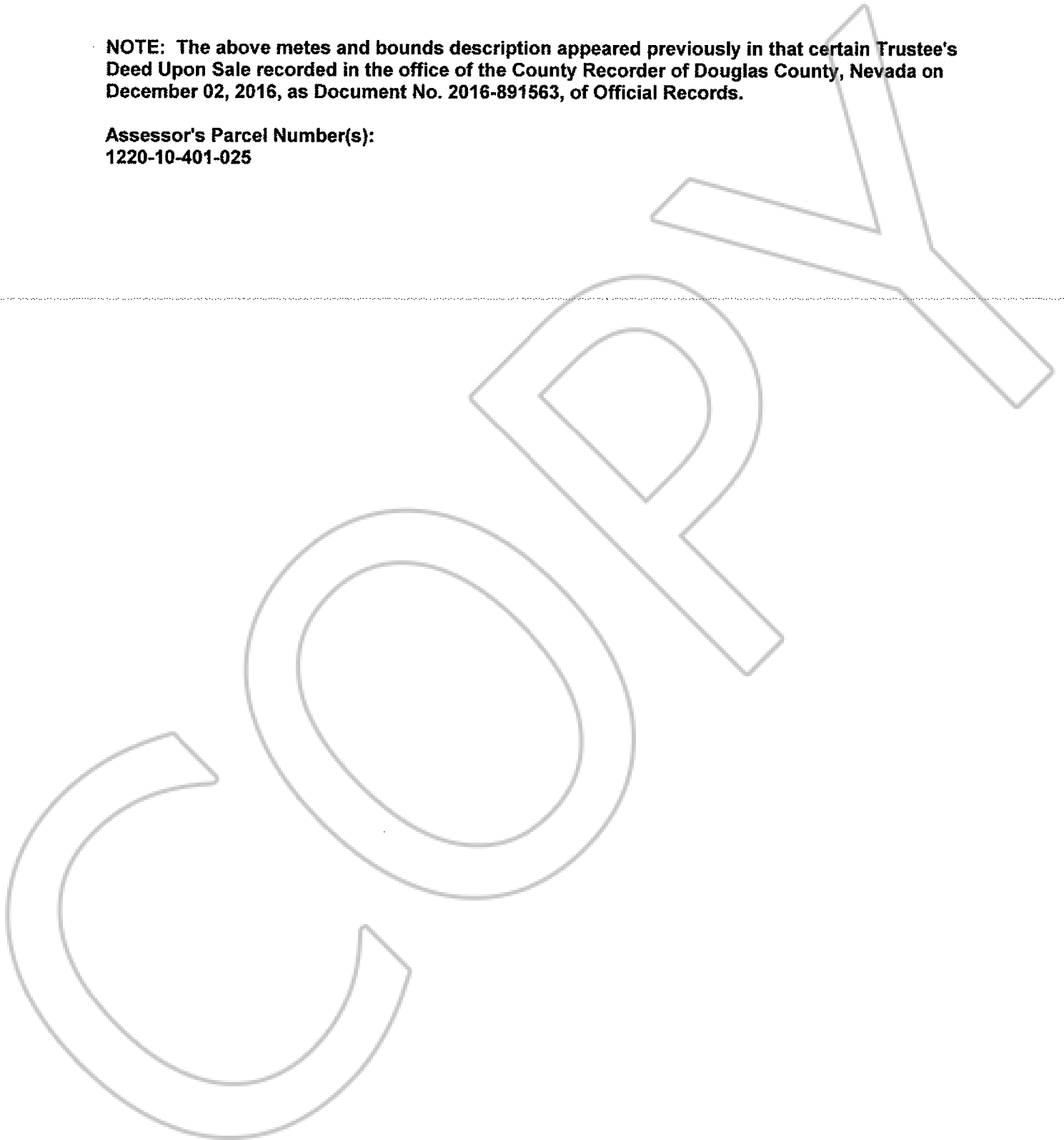
**ALSO TOGETHER WITH a non-exclusive access easement for roadway purposes and ingress and egress over the following described property and any subsequent division or subdivisions thereof, as created in those certain roadway agreements entered into by and between C.E. SWIFT, et al, Recorded December 28, 1961; in Book 10, Page 17, and also Recorded January 14, 1964, in Book 21, Page 394, both respectively of Official Records of Douglas County, Nevada, more particularly described as follows:**

**Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:**

**COMMENCING at the Section corner common to Sections 9, 10, 15 and 16, in Section 10, Township 12 North, Range 20 East, M.D.B. & M., thence South 89°48' East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North 11°33'51" East, 1,829.64 feet; thence North 31°26'09" West 29.68 feet; thence North 11°33'51" East 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North 11°33'51" East through a central angle of 46°15', an arc distance of 40.36 feet.**

**NOTE: The above metes and bounds description appeared previously in that certain Trustee's Deed Upon Sale recorded in the office of the County Recorder of Douglas County, Nevada on December 02, 2016, as Document No. 2016-891563, of Official Records.**

**Assessor's Parcel Number(s):  
1220-10-401-025**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-10-401-025

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$458,850.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$458,850.00  
 Real Property Transfer Tax Due: \$1,790.10

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: U.S. Bank National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-D  
 Address: 8950 Cypress Waters Blvd.  
 City: Coppell  
 State: TX Zip: 75063

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Deadlog, LLC, a Nevada limited liability company  
 Address: 1519 Lou Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC, On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 085739-WLD