

Assessor Parcel No. 1420-07-310-018

Return when recorded and mail tax statement to:

Pamela J. Rote
3472 Carnelian Way
Carson City, NV 89705

Noble Title Escrow No: 25062-1116CJ
First American File No: 9015-2513709
R.P.T.T. \$370.50
Sales Price \$100,000.00

DOUGLAS COUNTY, NV	2017-893824
RPTT:\$370.50 Rec:\$16.00	01/26/2017 11:20 AM
\$386.50 Pgs=3	FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER	

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

does hereby GRANT, BARGAIN, SELL and CONVEY to

Pamela J. Rote, a widow

all that real property situated in the Douglas County, Nevada, described as follows:

The legal description of the real property is attached hereto as Exhibit A which is made a part hereof.

Commonly known as: **3472 Carnelian Way, Carson City, NV 89705**

Subject to:

1. All general and special taxes for the current fiscal year 2015-2016
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
3. Any existing encumbrance assumed and/or acknowledged by Grantee.

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

Executed as of January 5, 2017.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company by SingleSource Property Solutions, LLC, a Pennsylvania limited liability company as its attorney in fact

BY: Salynn Williams

Salynn Williams

STATE OF Pennsylvania)
COUNTY OF Washington) ss:

Before me Jacklyn Ann Adragna, the undersigned, a Notary Public for the County of Washington, State of Pennsylvania, personally appeared Salynn Williams for **Nationstar**

Mortgage LLC d/b/a Champion Mortgage Company by SingleSource Property Solutions, LLC, a Pennsylvania limited liability company as its attorney in fact, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on January 5, 2017

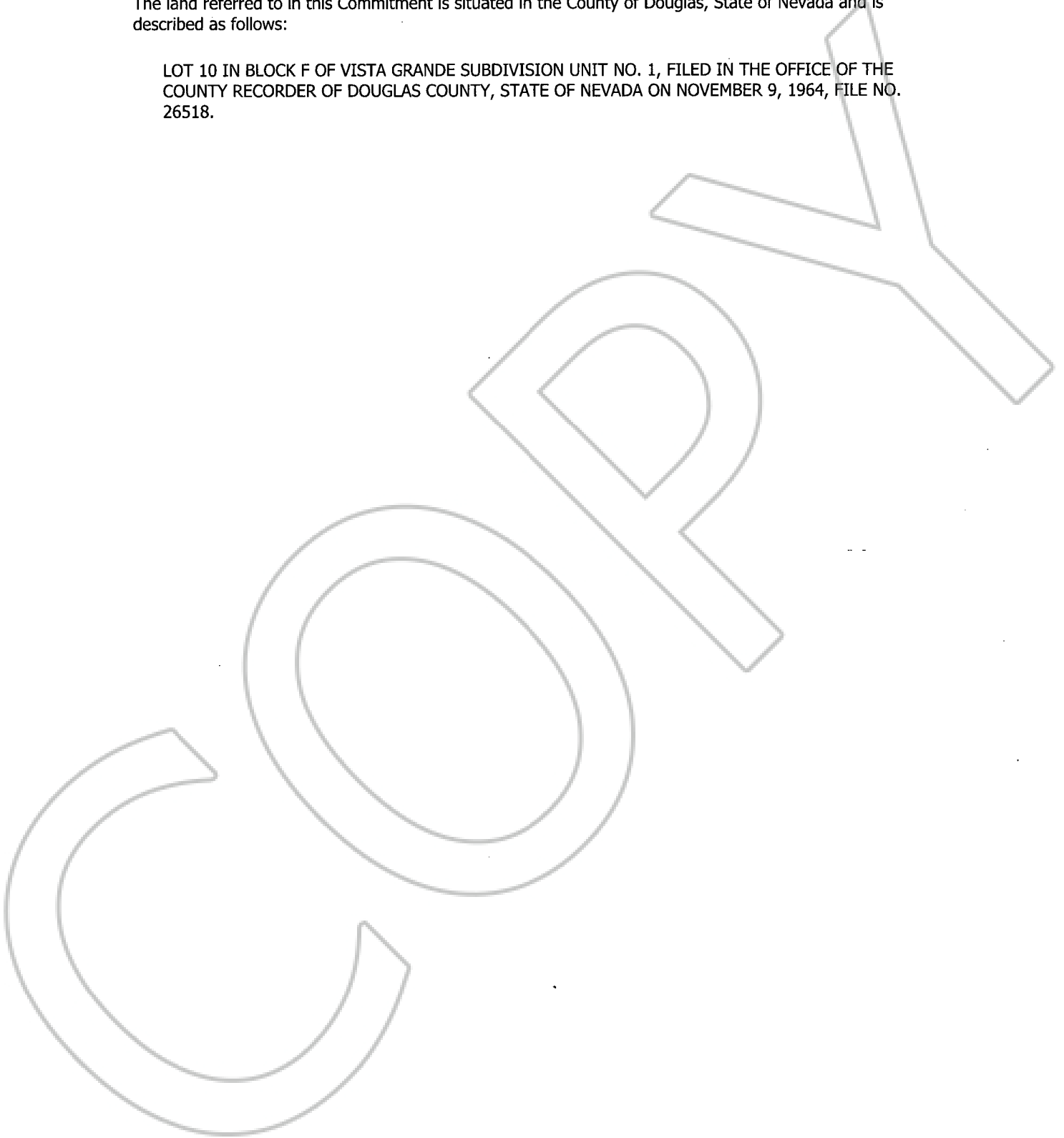
Jacklyn Ann Adragna
Notary Public
Jacklyn Ann Adragna
Exp 2-10-2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JACKLYN ANN ADRAGNA, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 10, 2019

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

LOT 10 IN BLOCK F OF VISTA GRANDE SUBDIVISION UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 9, 1964, FILE NO. 26518.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
 a. 142007310018
 b. _____
 c. _____

2. Type of Property
 a. Vacant Land
 b. Single Family
 c. Condo/Townhouse
 d. 2-4 Plex
 e. Apartment Building
 f. Commercial/Industrial
 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: \$ 95,000.00
 Deed in Lieu of Foreclosure Only (Value of Property): \$ _____
 Transfer Tax Value: \$ 95,000.00
 Real Property Transfer Tax Due: \$ 370.50

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 a 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Allen* Capacity _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Nationstar Mortgage, LLC
 Address: 8950 Cypress Waters Blvd
 City/State/Zip: Coppell, TX 75019

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Pamela J. Rote
 Address: 3472 Carnelian Way
 City/State/Zip: Carson City, NV 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 NOBLE TITLE
 6585 High Street, Suite 200
 LAS VEGAS, NV 89113
 ESCROW NUMBER: 25062-1116CJ
 ESCROW OFFICER: Corina Jacques

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
C/O First American Title Ins. Co.