

DOUGLAS COUNTY, NV  
RPTT:\$1131.00 Rec:\$16.00  
\$1,147.00 Pgs=3 2017-894759  
02/15/2017 11:00 AM  
PREMIER AMERICAN TITLE  
KAREN ELLISON, RECORDER

APN# 1318-23-810-084

RPTT: \$1,131.00

Recording Requested by  
**Premier American Title Agency, Inc.**

Mail Tax Statements to:  
When Recorded Please Mail to:

**Sean Barker**

178 Juniper Dr.  
Stateline, NV 89449

Escrow# 21600123-018-CGR  
Selene # 738310

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Wilmington Savings Fund Society, FSB  
d/b/a Christiana Trust, not individually but as Trustee for Pretium  
Mortgage Acquisition Trust**

In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

**Sean Barker, a Single Man**

All that real property situated in the County of Douglas, State of NEVADA, bounded and described as follows:

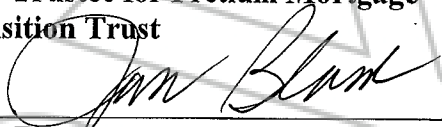
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR  
THE COMPLETE LEGAL DESCRIPTION**

Subject to:     1. Taxes for the fiscal year.  
                  2. Conditions, covenants, restrictions, reservations, 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.

IN WITNESS WHEREOF, this instrument has been executed this 2 day of February, 2017.

**Wilmington Savings Fund Society, FSB  
d/b/a Christiana Trust, not individually  
but as Trustee for Pretium Mortgage  
Acquisition Trust**



**Selene Finance, LP, as Attorney in Fact**

**Jan Blank**  
Assistant Vice President

State of Texas

County of Harris

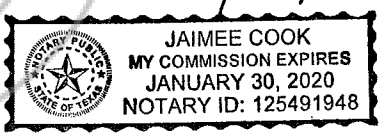
)  
) ss.  
)

On February 2, 2017 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jan Blank, personally known to me (or 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

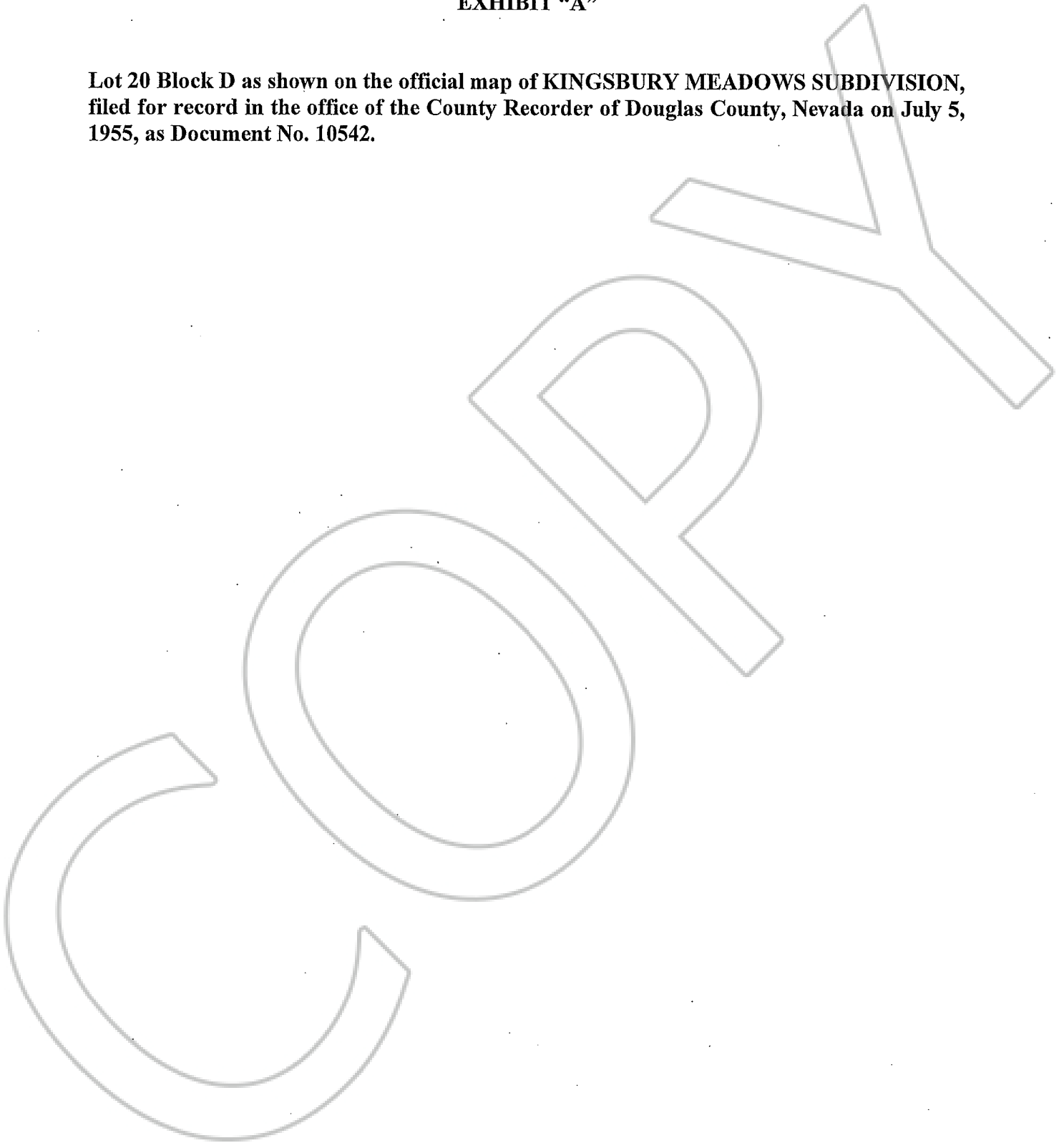
Signature: Jaimee Cook

My Commission Expires: 1/30/2020



**EXHIBIT "A"**

**Lot 20 Block D as shown on the official map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada on July 5, 1955, as Document No. 10542.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-23-810-084  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 290,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 290,000.00  
 d. Real Property Transfer Tax Due \$ 1,131.00

**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 *M. Kental* Capacity: Title Agent

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

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

Print Name: Wilmington Savings Fund Societ  
 Address: 120 South Sixth St #2100  
 City: Minneapolis  
 State: MN Zip: 55402

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

Print Name: Sean Barker  
 Address: 178 Juniper Dr.  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Premier American Title Agency  
 Address: 400 N. Stephanie Suite 140  
 City: Henderson

Escrow # 21600123-018-CGR  
 State: NV Zip: 89014