

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:
Mark A Aanonson and Rachel M Aanonson
1480 Kathy Way
Gardnerville, NV 89460

DOUGLAS COUNTY, NV **2017-894946**
RPTT:\$975.00 Rec:\$15.00
\$990.00 Pgs=2 02/17/2017 03:07 PM
LAWYERS TITLE RIVERSIDE
KAREN ELLISON, RECORDER

APN: **1220-22-410-100**
Escrow No: **FML12428-LT178-CB**
Title No: **716610182**

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 \$250,000.00 and other good and valuable consideration, does hereby
GRANT, BARGAIN, SELL AND CONVEY to
Mark A Aanonson and Rachel M Aanonson, husband and wife as joint tenants

the following described real property in the 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: 1480 Kathy Way, Gardnerville, NV 89460
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

Dated: February 15, 2017

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: Cassandra Bertotti

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)

COUNTY OF Riverside)

On 2/16/17 before me, Melissa Banas, Notary Public, personally appeared Cassandra Bertotti, who 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 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 Melissa Banas

MAIL TAX STATEMENTS AS DIRECTED ABOVE



Title No LTICIE-L1601TC

LEGAL DESCRIPTION

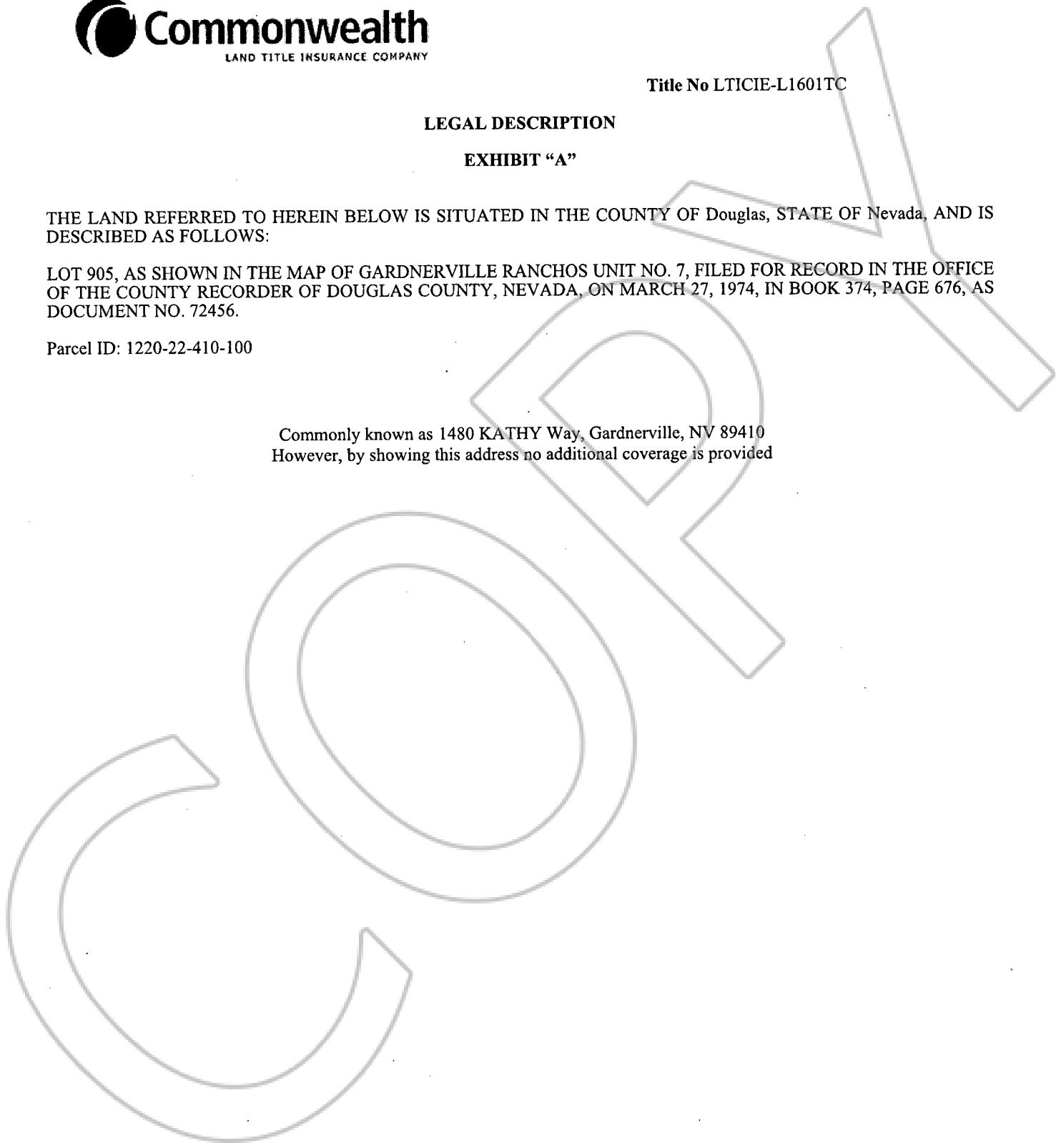
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Douglas, STATE OF Nevada, AND IS DESCRIBED AS FOLLOWS:

LOT 905, AS SHOWN IN THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS DOCUMENT NO. 72456.

Parcel ID: 1220-22-410-100

Commonly known as 1480 KATHY Way, 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) 1220-22-410-100
 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: \$ \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 200,000
 Real Property Transfer Tax Due: \$ \$975.00

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 [Signature] Capacity Seller
 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: Mark Anderson
 Address: 1480 Kathryn Way
 City: Hendersonville
 State: NV Zip: 89160

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

Print Name: Lawyers Title Company Escrow # FML12428-CB
 Address: 3480 Vine Street Suite 100
 City: Riverside State: CA Zip: 92507