

DOUGLAS COUNTY, NV  
RPTT:\$1462.50 Rec:\$16.00  
\$1,478.50 Pgs=3 2017-896140  
03/20/2017 01:50 PM  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-212-009  
File No: 121-2517527 (BM)  
R.P.T.T.: \$1,462.50

When Recorded Mail To: Mail Tax Statements To:  
Kevin Michael Blithe and Sarah Jane Blithe  
4445 Wild Eagle Terrace  
Reno, NV 89511

***GRANT, BARGAIN and SALE DEED***

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

Diplomat Property Manager, LLC

do(es) hereby *GRANT, BARGAIN and SELL* to

Kevin Michael Blithe and Sarah Jane Blithe, husband and wife as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL A:**

**LOT 24B, AS SHOWN BY THE MAP OF LAKE VILLAGE, UNIT NO. 2C, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972, IN BOOK 97, PAGE 422, AS DOCUMENT NO. 58124.**

**EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 24B OF LAKE VILLAGE UNIT 2-C, AS CONVEYED TO THE LAKE VILLAGE HOMEOWNERS ASSOCIATION BY DEED RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORD AT PAGE 3599 AS DOCUMENT NO. 349056.**

**PARCEL B:**

**ALL THAT PORTION OF LOT 37 COMMON AREA OF LAKE VILLAGE UNIT 2-C FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972 AS FILE NO. 58124 CONVEYED BY DEED TO STEPHEN MASSA 1990 IRREVOCABLE TRUST, RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORDS AT PAGE 3596 AS DOCUMENT NO. 349055.**

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 02/24/2017

COPY

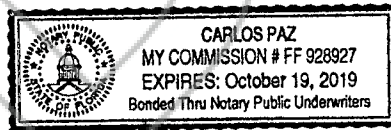
Diplomat Property Manager, LLC , a Nevada limited liability company

*S. Nelson*  
**Sarah Nelson**  
REO Manager  
Fay Servicing, LLC  
Attorney in Fact

STATE OF Florida )  
~~NEVADA~~ )  
COUNTY OF WASHOE ) : ss.  
Hillsborough )

This instrument was acknowledged before me on MAR 17 2017 by Diplomat Property Manager, LLC., Sarah Nelson

Cif  
Notary Public  
(My commission expires: 10/19/2019 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 24, 2017** under Escrow No. **121-2517527**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-212-009
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$375,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$375,000.00
- d) Real Property Transfer Tax Due \$1,462.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Randa Martin*

Capacity: *Agent*

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

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

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

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

Print Name: Diplomat Property Manager, LLC

Print Name: Kevin Michael Blithe and Sarah Jane Blithe

Address: 440 S. Lassalle Street Suite 2000

Address: 4445 Wild Eagle Terrace

City: Chicago

City: Reno

State: IL Zip: 60605

State: NV Zip: 89511

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

First American Title Insurance

Print Name: Company

File Number: 121-2517527 BM/ BM

Address 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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