

DOUGLAS COUNTY, NV **2017-898968**
RPTT:\$1029.60 Rec:\$16.00
\$1,045.60 Pgs=3 05/22/2017 03:49 PM
LAWYERS TITLE RIVERSIDE
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Juan A. Valles and Juan C. Valles

1394 Pinoak
Gardnerville NV 89460

APN: **1220-16-210-081**
Escrow No: **FHL11904-LT182-RG**
Title No: **717620039**

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 and other good and valuable consideration, does hereby GRANT, BARGAIN,
SELL AND CONVEY to

Juan A. Valles, an unmarried man and Juan C. Valles, an unmarried man as joint tenants

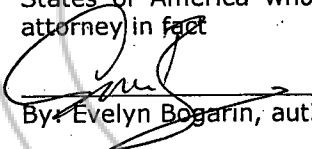
the following described real property in the County of <Douglas>, State of Nevada:

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.
Commonly known as: 1278 Manhattan Way, Gardnerville, NV 89460

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

Dated: May 17, 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: Evelyn Bogarin, authorized signer

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

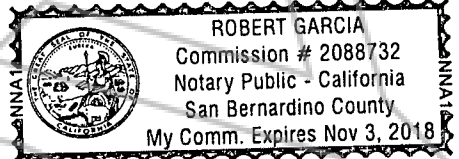
STATE OF CALIFORNIA

COUNTY OF Riverside)
On 5-18-17 before me, Robert Garcia) SS., Notary Public, personally appeared Evelyn Bogarin

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.

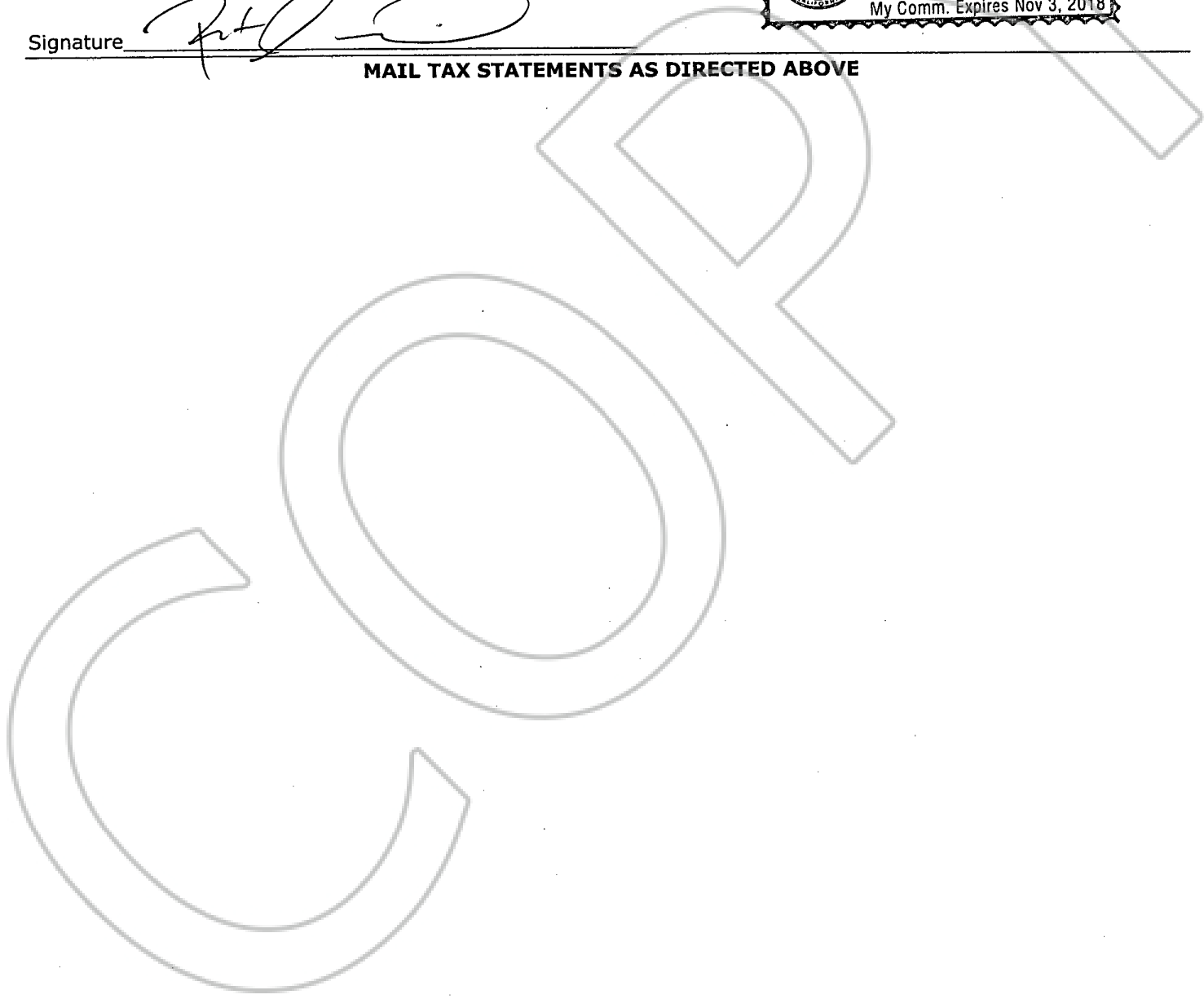
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE



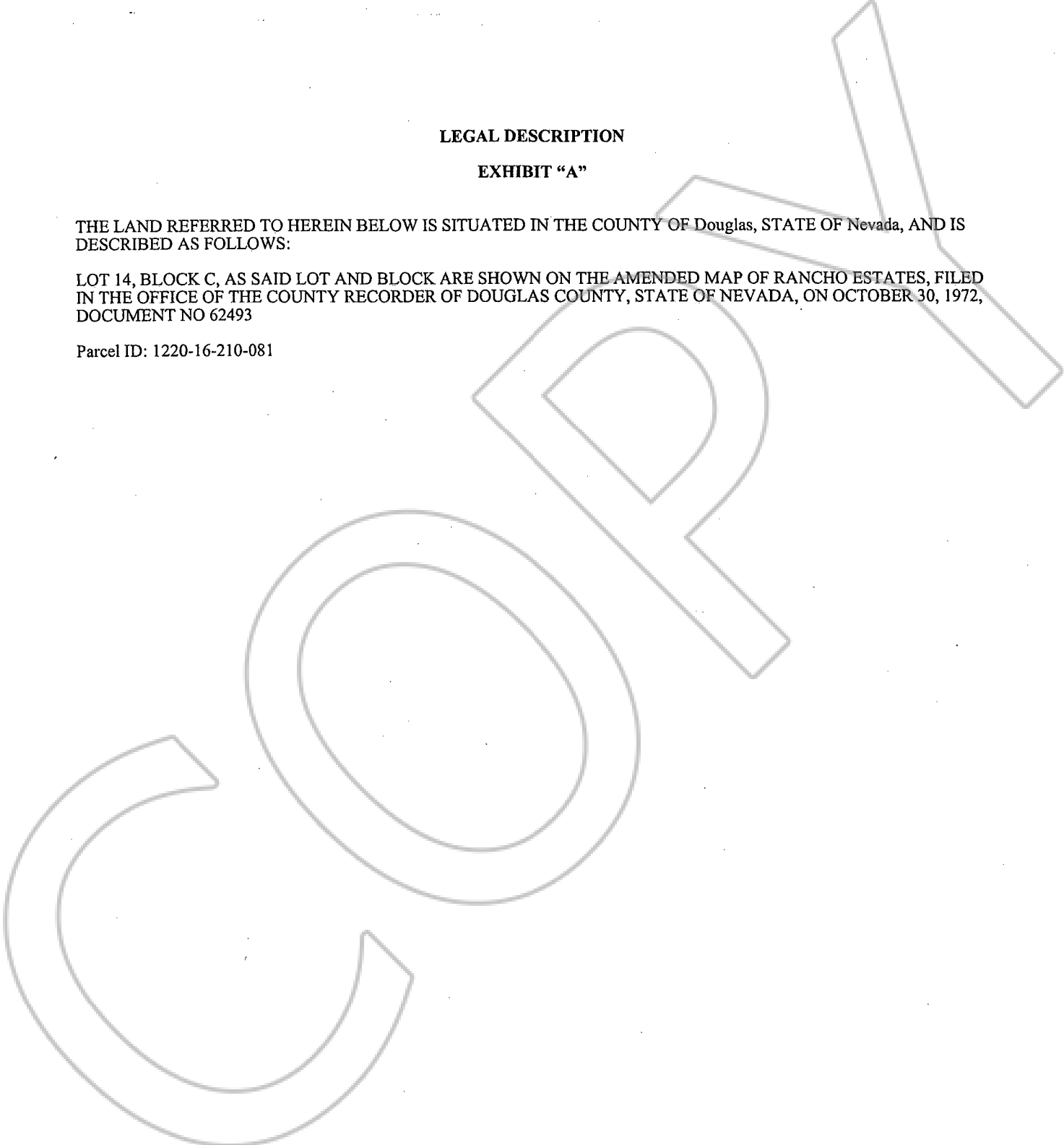
LEGAL DESCRIPTION

EXHIBIT "A"

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

LOT 14, BLOCK C, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, DOCUMENT NO 62493

Parcel ID: 1220-16-210-081



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-16-210-081
 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: \$264,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$264,000.00
 Real Property Transfer Tax Due: \$1,029.60

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 Buyer

Signature [Signature] Capacity Buyer

**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: Juan A Valles / Juan C Valles
 Address: 1394 pineak
 City: Cardville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Lawyers Title Company Escrow # FHL11904-RG
 Address: 3480 Vine Street Suite 100
 City: Riverside State: CA Zip: 92507

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