

Title365

DOUGLAS COUNTY, NV **2017-901019**
RPTT:\$975.00 Rec:\$16.00
\$991.00 Pgs=3 07/05/2017 03:06 PM
TITLE365 NEWPORT
KAREN ELLISON, RECORDER

A.P.N.: 1320-32-712-014
File No: NV-796-JH

R.P.T.T.: \$975.00

When Recorded Mail To: Mail Tax Statements To:
Daisy B. Bankofier and Maria A. Donley
1560 Desert Drive
Minden, NV 89423

DS 3100 - 16000 773

GRANT, BARGAIN and SALE DEED

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

U.S. Bank National Association, not in its individual Capacity but solely as Trustee of SW REO Trust 2014-1

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

Daisy B. Bankofier, a married woman as her sole and separate property and Maria A. Donley, a married woman, as joint tenants with right of survivorship

Whose address is: 1523 Mill Creek, Gardnerville NV 89410

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

See Exhibit "A" attached hereto and made a part hereof.

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: June 23rd 2017

U.S. Bank National Association, not in its individual Capacity but solely as Trustee of SW REO Trust 2014-1

Aviva Bush

By Green River Capital, LLC Its Attorney In Fact

AVIVA BUSH, VICE PRESIDENT

Printed Name & Title

State of Utah

County of Salt Lake

on June 23rd 2017 before me CANDICE NELSON, Notary Public,

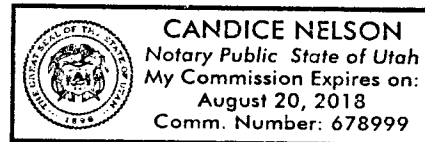
Personally appeared

AVIVA BUSH, VICE PRESIDENT

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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Candice Nelson (Seal)

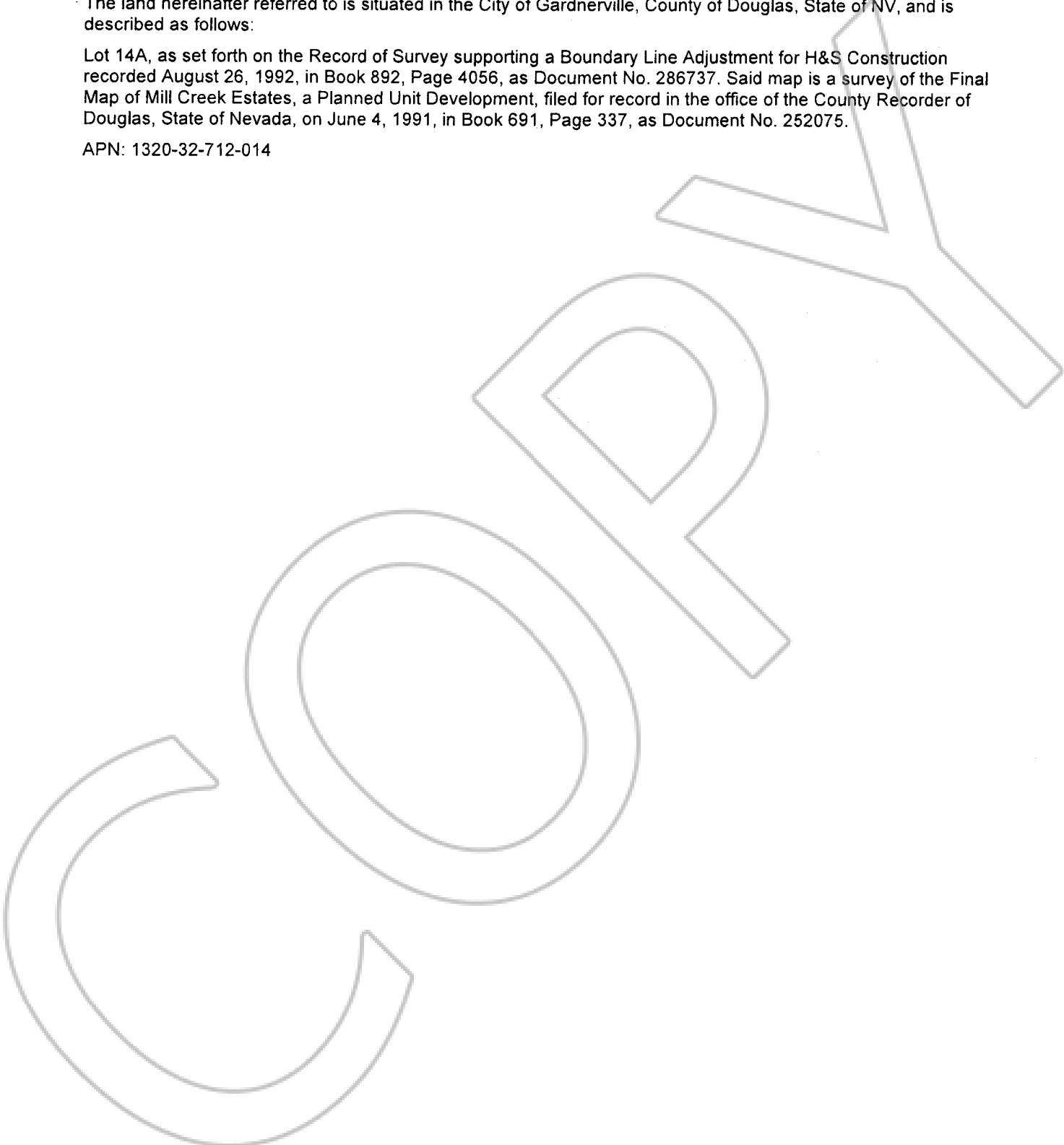
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated _____ under Escrow No. NV-796-JH.

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Gardnerville, County of Douglas, State of NV, and is described as follows:

Lot 14A, as set forth on the Record of Survey supporting a Boundary Line Adjustment for H&S Construction recorded August 26, 1992, in Book 892, Page 4056, as Document No. 286737. Said map is a survey of the Final Map of Mill Creek Estates, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas, State of Nevada, on June 4, 1991, in Book 691, Page 337, as Document No. 252075.

APN: 1320-32-712-014



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-712-014
- 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. Total Value/Sales Price of Property:

\$249,900.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$249,900.00

Real Property Transfer Tax Due

\$975.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: ESCROW AGENT
Capacity: TITLE AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **U.S. Bank National Association, not in its individual Capacity but solely as Trustee of SW REO Trust 2014-1**
Address: **611 Jamison Road**
City: **Elma**
State: **NY** Zip: **14059**

Print Name: **Daisy B. Bankofier & Maria A. Donley**
Address: **1560 Desert Drive**
City: **Minden**
State: **NV** Zip: **89423**

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

Print Name: **TITLE365 - DS3100-16000773**
Address: **5000 BIRCH ST SUITE 550**
City: **NEWPORT BEACH**

File Number: **NV-796-JH JH**
State: **CA** Zip: **92660**

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