

DOUGLAS COUNTY, NV

2017-903967

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09/13/2017 12:35 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-11-002-030

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 091090-TEA

When Recorded Mail To:

Broker Solutions, Inc. dba

American Funding

Attn: Final Document

Department

14511 Myford Road, Suite 100

Tustin, CA 92780

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Lacha Hill

Lacha Hill

Escrow Assistant

Manufactured Home Affidavit of Affixation

This page added to provide additional information required by NRS 111.312

(additional recording fee applies)

This document was prepared by:
Broker Solutions, Inc.dba New American Funding
14511 Myford Road, Suite 100
Tustin, CA 92780

LOAN #: 141217126458

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

STATE OF NV

COUNTY OF Douglas

This Manufactured Home Affidavit of Affixation is made this 9th day of September, 2017 and is incorporated into and shall be deemed to supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" or "Homeowner") to secure Borrower's Note to Broker Solutions, Inc.dba New American Funding, a Corporation

("Lender").

Borrower and Lender state that it is their intent that the manufactured home be and remain permanently attached to and part of the real property, and that it be regarded as an immovable fixture thereto and not as personal property.

"Homeowner" being duly sworn, on his, her or their oath state(s) as follows:

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

Page 1 of 7

Initials:
GMANARLU 0116
GMANARLU (CLS)



LOAN #: 141217126458

1. Homeowner owns the manufactured home ("Home") described as follows:

New _____ Used X Year 2003 Length 26 Width 68

Manufacturer/Make NASHUA

Model Name or Model No. NASHUA

Serial No. NNID39948AB

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) IDA204351 and IDA 204352

Certificate of Title Number _____

- 2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
- 3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the consumer manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
- 4. The Homeowner is in receipt of manufacturer's recommended maintenance program regarding the carpets and manufacturer's warranties covering the heating/cooling system, hot water heater, range, etc.
- 5. The Home is or will be located at the following "Property Address":
4055 Topaz Ranch Drive, Wellington

Douglas, NV 89444

(Street or Route, City)
(County) (State, Zip Code)

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Initials: [Signature]

Ellie Mae, Inc.

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GMANARLU 0116
GMANARLU (CLS)



LOAN #: 141217126458

6. The legal description of the Property Address ("Land") is typed below or please see attached legal description.
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

7. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
8. The Home is or shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.
9. The Home shall be assessed and taxed as an improvement to the Land. The Homeowner understands that if the Lender does not escrow for these taxes, that the Homeowner will be responsible for payment of such taxes.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Initials:

Ellie Mae, Inc.

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GMANARLU 0116
GMANARLU (CLS)



LOAN #: 141217126458

10. The Home is subject to the following security interests (each, a "Security Interest"):

Broker Solutions Inc. dba New American Funding
Name of Lienholder

Name of Lienholder

Address:
14511 Myford Road #100
Tustin, CA 92780

Address:

Original Principal
Amount Secured: \$ 100,000.00

Original Principal
Amount Secured: \$ _____

11. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:

- (a) All permits required by governmental authorities have been obtained;
- (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
- (c) If piers are used for the Home, they will be placed where recommended by the Home manufacturer;
- (d) The wheels, axles, towbar or hitch were removed when the Home was placed on the Property Address; and
- (e) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.

12. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

13. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.

14. The Homeowner hereby initials one of the following choices, as it applies to title to the Home:

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Initials: C. B.

Ellie Mae, Inc.

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GMANARLU 0116
GMANARLU (CLS)



LOAN #: 141217126458

- A. The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
- B. The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
- C. The manufacturer's certificate of origin and/or certificate of title to the Home shall be has been eliminated as required by applicable law.
- D. The Home shall be covered by a certificate of title.

15. This Affidavit is executed by Homeowner pursuant to applicable state law.

This Affidavit is executed by Homeowner(s) and Lienholder(s) pursuant to applicable state law and shall be recorded in the real property records in the county in which the real property and manufactured home are located.

Craig A. Schoelen 9-11-17 (Seal)
CRAIG A. SCHOELEN DATE

Tammy M. Schoelen 9-11-17 (Seal)
TAMMY M. SCHOELEN DATE

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

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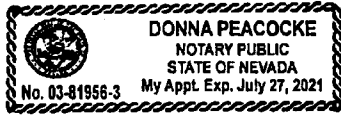
Initials: C. S.
GMANARLU 0116
GMANARLU (CLS)



State of NEVADA
County of DOUGLAS

This instrument was acknowledged before me on 9-11-17
(date) by CRAIG A. SCHOELEN AND TAMMY M. SCHOELEN (name(s) of person(s)).

(Seal, if any)



Donna Peacocke
(Signature of notarial officer)

Title (and rank): Notary Public

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

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Initials: C. S.
GMANARLU 0116
GMANARLU (CLS)



LOAN #: 141217126458

IN WITNESS WHEREOF, Lender, being duly sworn on oath, intends that the Home be and remain Permanently Affixed to the Land and that the Home be an immoveable fixture and not as personal property.

Broker Solutions, Inc.dba New American Funding, a Corporation

Lender

Cory Gonsowski

By: Authorized Signature

STATE OF: California
COUNTY OF: Orange } SS.:

On the 11 day of September in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Cory Gonsowski

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Max Draf
Notary Signature

Official Seal:

Max Jerome Graef
Notary Printed Name

Notary Public; State of California
Qualified in the County of Orange
My Commission expires: 10/26/17



ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Initials: _____



EXHIBIT "A"

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

Lot 48 of TOPAZ RANCH ESTATES NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 4, 1963, in Book 20, Page 717, Document No. 23962.

**Assessor's Parcel Number(s):
1022-11-002-030**

