

DOUGLAS COUNTY, NV

2017-905661

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

10/17/2017 08:49 AM

FIRST AMERICAN TITLE DEED GENERATION

KAREN ELLISON, RECORDER

**APN:** 1121-05-515-018

**R.P.T.T.:** \$0.00

**Recording Requested By:**

Federal National Mortgage Association  
14221 Dallas Parkway, Unit 1000  
Dallas, Texas 75254

**After Recording Mail To:**

Wells Fargo Bank, N.A.  
1 Home Campus  
Des Moines, Iowa 50328

**Send Subsequent Tax Bills To:**

Wells Fargo Bank, N.A.  
1 Home Campus  
Des Moines, Iowa 50328

Order No. 11120535

Reference No. 1731086099

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Federal National Mortgage Association**, FOR TEN AND NO/100 DOLLARS (\$10.00) CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Wells Fargo Bank, N.A.**, whose address is 1 Home Campus, Des Moines, Iowa 50328,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **39 Conner Way  
Gardnerville, Nevada 89410**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

**This instrument filed for record by First American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon title.**

WITNESS my/our hands, this 22nd day of September, 2017.

**Federal National Mortgage Association**

By: \_\_\_\_\_

Printed Name & Title: Jack Cortez Deed spec.

Of First American Title Insurance Company, Attorney-in-Fact

STATE OF \_\_\_\_\_ )

ss

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of **First American Title Insurance Company, Attorney-in-Fact for Federal National Mortgage Association**, a Federally Chartered Corporation organized and operating under the laws of the State of \_\_\_\_\_, on behalf of the Federally Chartered Corporation.

**NOTARY STAMP/SEAL**

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Title and Rank  
My Commission Expires: \_\_\_\_\_

*See Attached*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 ORANGE )

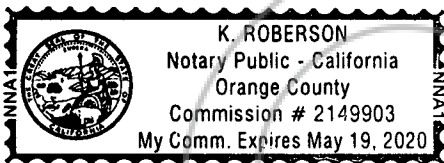
On 9/22/2017 before me, K ROBERSON, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JACKIE ORTEGA
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer — Title(s):
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer — Title(s):
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 146, AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT 5, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004 IN BOOK 704, PAGE 10502 AS DOCUMENT NO. 619666 OF OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **November 4, 2016**, as Document No. **2016-890110** in Douglas County Records, Douglas County, Nevada.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1121-05-515-018  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a) \_\_\_ Vacant Land                      b) x Single Fam. Res.  
c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
e) \_\_\_ Apt. Bldg                        f) \_\_\_ Comm'l/Ind'l  
g) \_\_\_ Agricultural                    h) \_\_\_ Mobile Home  
\_\_\_ Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b> Document/Instrument #: _____ Book: _____ Page: _____ Date of Recording: _____ Notes: _____
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3. Total Value /Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 3  
b. Explain Reason for Exemption: Leasehold Interest only

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: senior closer  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: **Federal National Mortgage Association**  
Address: **14221 Dallas Parkway, # 1000**  
City: **Dallas**  
State: **Texas**                      Zip: **75254**

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

Print Name: **Wells Fargo Bank, N.A.**  
Address: **1 Home Campus X2303-03C**  
City: **Des Moines**  
State: **Iowa**                      Zip: **50328**

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

Print Name: First American Mortgage Services      Escrow #: 11008958  
Address: 3 First American Way  
City, State, Zip: Santa Ana Ca 920707

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