

DOUGLAS COUNTY, NV **2018-909578**
RPTT:\$1482.00 Rec:\$35.00
\$1,517.00 Pgs=3 01/24/2018 12:18 PM
OS NATIONAL - LAS VEGAS
KAREN ELLISON, RECORDER

A.P.N. No.:	1419-12-610-012
R.P.T.T.:	\$1,482.00
Escrow No.:	119004-2
Recording Requested By: OS National – Las Vegas	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Jeffrey D Adams and Lynette Adams	
P. O. Box 4019	
Carson City, NV 89702	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Wilmington Savings Fund Society, FSB, d/b/a Christian Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: **Jeffrey D Adams and Lynette Adams, husband and wife, as joint tenants**

All that real property situated in the **County of DOUGLAS, State of NEVADA**, bounded and described as follows:

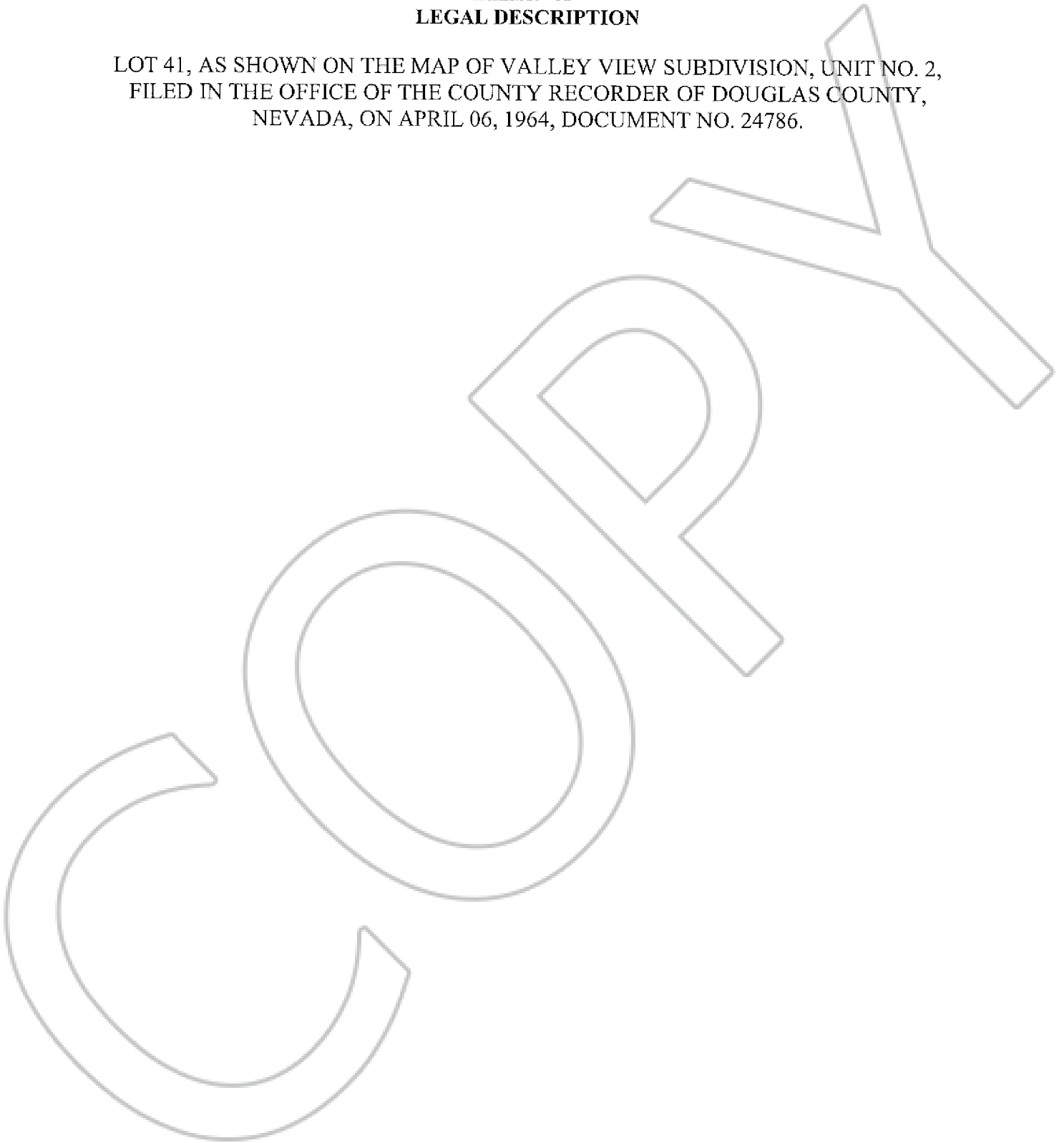
SEE EXHIBIT 'A' LEGAL DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, 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.

Exhibit "A"
LEGAL DESCRIPTION

LOT 41, AS SHOWN ON THE MAP OF VALLEY VIEW SUBDIVISION, UNIT NO. 2,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
NEVADA, ON APRIL 06, 1964, DOCUMENT NO. 24786.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- (a) 1419-12-610-012 _____
- (b) _____
- (c) _____
- (d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comml/Ind
- g) Agricultural
- h) Mobile Home
- i) Other

3.

- a. Total Value/Sales Price of Property \$ 380,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) _____
- c. Transfer Tax Value: \$ 380,000.00
- d. Real Property Transfer Tax Due \$1,482.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 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 additional amount owed.

SELLER:

Capacity:
Grantor _____

**WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

**By: ALTA RESIDENTIAL SOLUTIONS, LLC,
AS ATTORNEY-IN-FACT**

By: _____
Name: RORY HYDE
Title: AUTHORIZED PERSON

BUYER:
Jeffrey D Adams
Jeffrey D Adams
Lynette Adams
Lynette Adams

Capacity:
Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name:
WILMINGTON SAVINGS FUND SOCIETY, FSB,
d/b/a
CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE
FOR PRETIUM MORTGAGE ACQUISITION
TRUST
Address: 120 South 6th Street, Suite 2100
City: Minneapolis
State: MN
Zip: 55402

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:
Jeffrey D Adams and Lynette Adams
Address: P. O. Box 4019
City: Carson City
State: NV
Zip: 89702

COMPANY/PERSON REQUESTING RECORDING

Print Name: OS National, LLC Escrow # 119004-2
Address: 10000 W. Charleston Blvd., Suite 135
City: Las Vegas State: NV Zip: 89135
(required if not seller or buyer)

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