

DOUGLAS COUNTY, NV
RPTT:\$2162.55 Rec:\$35.00
\$2,197.55 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2018-911993

03/23/2018 02:55 PM

APN# : 1221-00-001-008
RPTT: \$2,162.55

Recording Requested By:
Western Title Company, LLC
Escrow No.: 094958-ARJ

When Recorded Mail To:
Sierra Spirit Ranch, LLC
960 Mercury Court
Incline Village, NV 89451

Mail Tax Statements to: (deeds only)
Same as Above

(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

P. H.
Escrow Assistant

Special Warranty Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: _____

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Sierra Spirit Ranch L.L.C, a Nevada limited liability company
960 Mercury Court, Incline Village, NV 89451

Reference Number: CEC1803-NV-3380159

Mail Tax Statement to: Sierra Spirit Ranch L.L.C, a Nevada limited liability company
960 Mercury Court, Incline Village, NV 89451

Tax No.: 1221-00-001-008

SPECIAL WARRANTY DEED

That I/we, The Bank of New York Mellon, as Trustee, CWALT 2005-J11, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey by special warranty to Sierra Spirit Ranch L.L.C, a Nevada limited liability company (herein referred to collectively as Grantee) and do by these presents Grantor, hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Gardnerville, County of Douglas, State of Nevada, to-wit:

Parcel 1: The Southwest ¼ of the Southwest ¼ of section 13, Township 12 North, Range 21 East, M.D.B. & M. excepting therefrom the North ½ of the Northeast ¼ of the Southwest ¼ of Section 13, Township 12 North, Range 21 East, M.D.B. & M.

Parcel 2: a non-exclusive easement for ingress and egress 30 feet in width over and across an existing unimproved roadway, situated in the Southeast ¼ of Section 14, Township 12 North, Range 21 East, M.D.B. & M., said roadway beginning at a point on Pinenut Road near the Southeast corner of said Southeast ¼ Section 14; thence running Northeasterly to the Southwesterly corner of the above described parcel no. 1.

APN #: 1221-00-001-008

3000 Pinenut Road, Gardnerville, NV 89410

Being all of the same Property conveyed to Grantor by virtue of a Corrected Sheriff's Deed of Sale recorded March 9, 2017 among the Official Property Records of Douglas County, Nevada as Instrument 2017-895785.

Commonly known as: 3000 Pinenut Road, Gardnerville, NV 89410

SUBJECT TO:

1. Current taxes and other assessments:
2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

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

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD 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.

TO HAVE AND TO HOLD to the said Grantee, is successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other then the heirs and assigns of the Grantee herein shall take as tenants in common.

WITNESS, Grantor's hand, this the 12th day of March, 20 18.

The Bank of New York Mellon, as Trustee, CWALT 2005-J11
By Capital One, N.A., as Servicer and Attorney in Fact

By Tara Schoenemann
Print Name: Tara Schoenemann
Title: Assistant Vice President

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Collin to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Tara Schoenemann as Assistant Vice President for Capital One, N.A., as Servicer and Attorney in Fact for The Bank of New York Mellon, as Trustee, CWALT 2005-J11 has acknowledged the same before me in the County and State aforesaid, on this 12th day of March, 20 18.

Lori A. Spisak
Notary Public
My Commission Expires: 02/26/2020

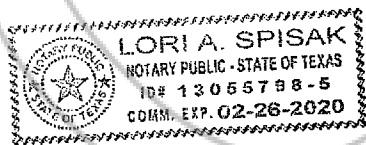


EXHIBIT "A"

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

PARCEL 1:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 12 North, Range 21 East, M.D.B.&M.

Excepting therefrom the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 12 North, Range 21 East, M.D.B. & M.

PARCEL 2:

A non-exclusive easement for ingress and egress 30 feet in width over and across an existing unimproved roadway, situated in the Southeast $\frac{1}{4}$ of Section 14, Township 12 North, Range 21 East, M.D.B. & M., said roadway beginning at a point on Pinenut Road near the Southeast corner of said Southeast $\frac{1}{4}$ of Section 14; thence running Northeasterly to the Southwesterly corner of the above described Parcel No. 1.

**Assessor's Parcel Number(s):
1221-00-001-008**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1221-00-001-008

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$554,400.00
 Deed in Lieu of Foreclosure Only(value of property) (_____)
 Transfer Tax Value: \$554,400.00
 Real Property Transfer Tax Due: \$2,162.55

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 any additional amount owed.

Signature [Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Bank of New York Mellon, as Trustee CWALT 2005-J11
 Address: 1000 Abernathy Road, Building 400, Suite 200
 City: Atlanta
 State: GA Zip: 30328

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Sierra Spirit Ranch, LLC, a Nevada Limited Liability Company
 Address: 960 Mercury Court
 City: Incline Village
 State: NV Zip: 89451

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 094958-ARJ