

APN No.: 1420-29-810-034

Prepared by:
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175
Virginia Beach, VA 23462

Return to:
Vantage Point Title, Inc.
Attn: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763

Reference Number: D-NV462125

Mail Tax Statements To:
NRZ REO VIL CORP, 440 S. LaSalle St., Suite 2000, Chicago, IL 60605

Amount Still Owing: \$281,412.23

DEED IN LIEU OF FORECLOSURE

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 18 day of April, 2018.

That we, **WOLFGANG M. KOHZ and JUDITH KOHZ**, wife and husband, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to **NRZ REO VI CORP.**, whose address is 440 South LaSalle Street, Suite 2000, Chicago, IL 60605. in fee simple, (herein referred to collectively as Grantee) and do by these presents Grantor, hereby grants, bargains, sells and conveys unto Grantee for the sum of \$281,412.23, all right, title and interest in that certain property situated in the City of Las Vegas, County of Clark, State of Nevada, to-wit:

See Attached Exhibit "A"

Commonly known as: 1163 Casa Blanca Court, Minden, NV 89423

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, in fee simple, their heirs, personal representatives, executors 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.

Subject to that certain Mortgage/Deed of Trust from Wolfgang Kohz and Judith Kohz, wife and husband as joint tenants with rights of survivorship (borrower) dated 08/17/2007 and filed on 08/28/2007 in Book 807 Page 7726, of the official property records of Douglas County, Nevada in the amount of \$295,000.00 and in favor of Countrywide Bank, FSB (Lender). Said Mortgage/Deed of Trust is subject to an Assignment of Deed of Trust to Citibank, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust VI from Bank of America, N.A., successor by merger to Countrywide Bank, N.A. f/k/a Countryside Bank, FSB dated 08/03/2016 and recorded 08/11/2016 in Document No. 2016-885840. Substitution of Trustee recorded 02/13/2017 in Document No. 2017-894670 which substitutes Barrett Daffin Frappier Treder & Weiss, LLP as Substitute Trustee. Said Mortgage/Deed of Trust is subject to a Notice of Breach and Election filed by Barrett Daffin Frappier Treder & Weiss, LLP as Substitute Trustee recorded 03/09/2017 in Document No. 2017-895792.

NO MERGER. GRANTOR AGREES AND ACKNOWLEDGES THAT ITS ENTRY INTO THIS DEED AND THE OTHER DOCUMENTS CONTEMPLATED HEREBY SHALL NOT RESULT IN A MERGER OF TRANSFEREE'S INTEREST UNDER THE DEED OF TRUST WITH TRANSFEREE'S INTEREST UNDER THE DEED. THE TERMS, COVENANTS, REPRESENTATIONS, AND WARRANTIES OF THIS AGREEMENT SHALL NOT MERGE INTO THE DEED BUT SHALL SURVIVE THE CLOSE OF THE TRANSACTION CONTEMPLATED HEREBY.

[Signatures and Notary Acknowledgment on Following Page]

WITNESS, Grantor's hand, this the 12 day of April, 2018

Wolfgang M. Kohz (seal)
WOLFGANG M. KOHZ

Judith Kohz (seal)
JUDITH KOHZ

ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WOLFGANG M. KOHZ has acknowledged the same before me in the County and State aforesaid, on this 12 day of April, 2018.

E. Botinis
Notary Public Eleni Botinis
My Commission Expires: 4.17.20



ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JUDITH KOHZ has acknowledged the same before me in the County and State aforesaid, on this 12 day of April, 2018.

E. Botinis
Notary Public Eleni Botinis
My Commission Expires: 4.17.20

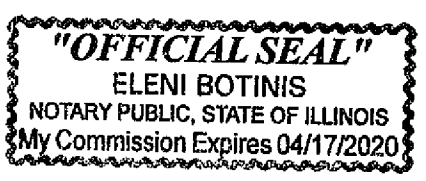


EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 1, Block B, as set forth on Final Map of Saratoga Springs Estates Unit 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.

Being the same property conveyed to Wolfgang M. Kohz and Judith Kohz, husband and wife as joint tenants with rights of survivorship by Grant, Bargain and Sale Deed from Wolfgang M. Kohz and Judith Kohz, husband and wife dated January 7, 2003 recorded January 17, 2003 in Deed Book 103, Page 7369, Document No. 0564337, in the office of the County Recorder of Douglas County, State of Nevada.

Commonly Known As: 1163 Casa Blanca Court, Minden, NV 89423
Parcel ID: 1420-29-810-034

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-29-810-034
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 281,412.23
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 281,412.23
 Real Property Transfer Tax Due \$ 1097.85

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 GRANTOR
 Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Wolfgang M. Kohz and Judith Kohz, wife and husband
 Address: 5526 W. Cornelia Ave
 City: Chicago
 State: IL Zip: 60641

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: NRZ REO VI CORP.
 Address: 440 South LaSalle Street, Suite 2000
 City: Chicago
 State: IL Zip: 60605

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Vantage Point Title, Inc Escrow #: D-NV462125
 Address: 25400 US Hwy 19 North, Ste 135
 City: Clearwater State: FL Zip: 33763