



KAREN ELLISON, RECORDER

APN: 1320-30-215-004
1320-30-215-023

**Recording Requested By
and Return Original To:
Mail Tax Statements to:**
The Bank of New York Mellon
c/o Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd.,
5th Floor
Coral Gables, FL 33146

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That, **IRONWOOD TOWN HOMES UNIT OWNERS' ASSOCIATION** ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does remise, release, and forever quitclaim to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT INC., ALTERNATIVE LOAN TRUST 2005-63 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-63** ("Grantee"), whose address is **101 Barclay Street – 4W, New York, NY 10286**, all of its right, title and interest in and to all that real property situated in the County of Clark, Nevada, and legally described as:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART OF HEREOF AS EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1751 Pinewood Dr., #B-4, Minden, Nevada, 89423

SUBJECT TO:

1. All general and special taxes for the current fiscal year.
2. Conditions, Covenants, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

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

[SIGNATURE APPEARS ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this conveyance on the 20 day of April, 2018.

**IRONWOOD TOWN HOMES UNIT
OWNERS' ASSOCIATION**


By: Carolyn L. Goff
Name:

STATE OF Nevada)
Carson City)
COUNTY OF _____)

On this 20th day of April, 2018, ~~Kris Thorson~~ Carolyn L. Goff
personally appeared before me, a Notary Public, and executed the above instrument.

SUBSCRIBED AND SWORN to before me
this 20 day of April, 2018.

Kris Thorson
NOTARY PUBLIC in and for said
County and State

 **KRIS THORSON**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 13-12061-3 - Expires January 17, 2022


 **KRIS THORSON**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 13-12061-3 - Expires January 17, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

Lot B-4 as shown on the Map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in Book 0805, Page 10879 as File No. 653084, Official Records.

PARCEL TWO:

The appurtenant garage unit known as Lot G-4 as shown on the Map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in Book 0805, Page 10879 as File No. 653084, Official Records, as established by Covenants, Conditions and Restrictions recorded August 23, 2005 in Book 0805, Page 10880 as File No. 653085, Official Records.

PARCEL THREE:

An easement for ingress and egress as set forth in the Grant of Easements recorded August 23, 2005 in Book 805, Page 10940, Document No. 653086.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-215-004
 b. 1320-30-215-023
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 30,000
 b. Deed in Lieu of Foreclosure Only (value of property (n/a))
 c. Transfer Tax Value: \$ 30,000
 d. Real Property Transfer Tax Due \$ 448.95 117.00

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 any additional amount owed.

Signature [Signature] Capacity: Grantee/Buyer

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ironwood Townhomes HOA
 Address: 704 W. Nye Lane, Suite 101
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Bank of New York Mellon
 Address: 4425 Ponce De Leon Blvd 5th FL
 City: Coral Gables
 State: FL Zip: 33146

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Zieve, Brodnax & Steele, LLP
 Address: 9435 W. Russell Rd, Suite 120
 City: Las Vegas, NV 89148

Escrow # N/A
 State: _____ Zip: _____