

A.P.N.: 1420-35-310-028
File No: NV-1177-JH

**RECORDING REQUESTED BY:
SERVICELINK 180052962**

R.P.T.T.: \$2,000.85

**When Recorded Mail To: Mail Tax Statements To:
Leo R. Callagy, III and Rebecca R Callagy
2659 Skyline Dr
Minden, NV 89423**

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MTGLQ Investors, L.P.

do(es) hereby *GRANT, BARGAIN and SELL* to

Leo R. Callagy, III and Rebecca R Callagy, Husband and Wife as Joint Tenants

Whose address is: 2659 Skyline Drive Minden Nevada 89423

the real property situate in the County of **DOUGLAS**, State of **Nevada**, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

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

TOGETHER 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.

"GRANTOR COVENANTS THAT IT IS SEIZED AND POSSESSED OF THE SAID LAND AND HAS A RIGHT TO CONVEY IT, AND WARRANTS THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH, AND UNDER IT, NOT FURTHER OTHERWISE."

Date September 21, 2018

MTGLQ Investors, L.P.

BY [Signature]
NEW PENN FINANCIAL LLC D/B/A
SHELLPOINT MORTGAGE SERVICING,
AS ATTORNEY IN FACT

Joel Fowler
AVP

PRINTED NAME & TITLE

State of SC

County of Greenville

On 9-21-18 before me Susan J Kinard, Notary Public,

Personally appeared

Joel Fowler

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 SC that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

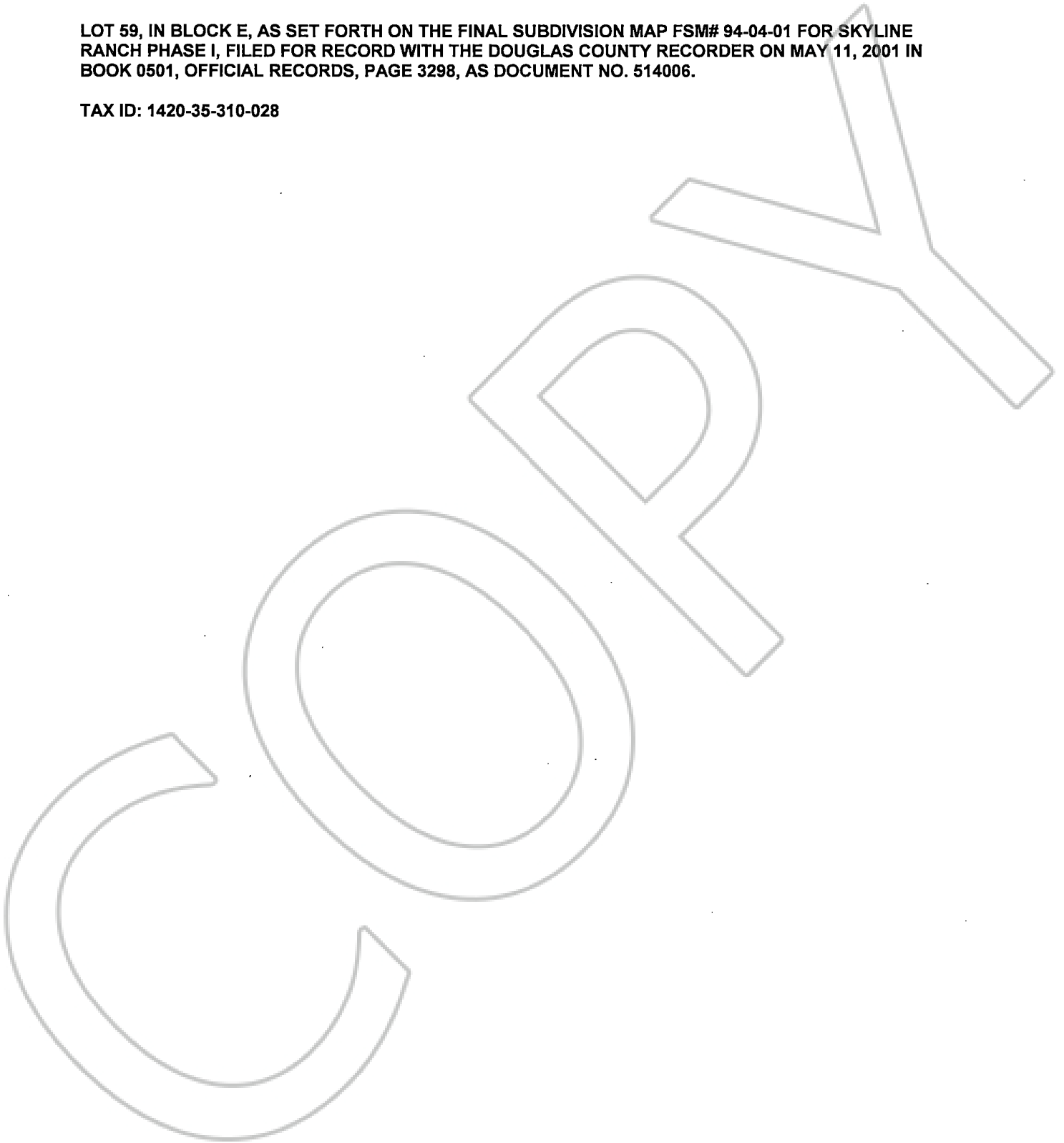
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. NV-1177-JH.



EXHIBIT "A"

LOT 59, IN BLOCK E, AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM# 94-04-01 FOR SKYLINE RANCH PHASE I, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 0501, OFFICIAL RECORDS, PAGE 3298, AS DOCUMENT NO. 514006.

TAX ID: 1420-35-310-028



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-35-310-028
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$515,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$0.00)

Transfer Tax Value:

\$515,000.00

Real Property Transfer Tax Due

\$2,008.85

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 AGENT
Capacity: TITLE AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MTGLQ Investors, L.P.
Address: 55 Beattie Place, Suite 110
City: Greenville
State: SC Zip: 29601

Print Name: Leo R. Callagy, III
Address: 2659 Skyline Dr
City: Santa Rosa
State: NV Zip: 89423

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

Print Name: SERVICELINK 180052962
Address 3220 EL CAMINO REAL
City: IRVINE

File Number: NV-1177-JH JH
State: CA Zip: 92602

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