

APN: 1320-30-215-004

RECORDING REQUESTED BY and  
WHEN RECORDED MAIL TO:  
Parwinder Buttar and Balwinderjit Kaur  
1320 Highway 395, Unit B-4  
Gardnerville, NV 89410

ORDER NUMBER: 218308669

MAIL TAX STATEMENTS TO:  
Parwinder Buttar and Balwinderjit Kaur  
1320 Highway 395, Unit B-4  
Gardnerville, NV 89410

Entz - 218308669 [Space Above This Line For Recorder's Use]

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** that **THE BANK OF NEW YORK MELLON FKA 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**, Grantor, whose address is 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, FL 33146, for a **VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged,

Does hereby Grant, Bargain, Sell and Convey to

**PARWINDER BUTTAR and BALWINDERJIT KAUR**, husband and wife, as joint tenants with right of survivorship, Grantees, whose address is 1320 Highway 395, Unit B-4, Gardnerville, NV 89410,

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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 in 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 Easement recorded August 23, 2005 in Book 805, Page 10940, Document No. 653086.

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Commonly known as: 1751 Pinewood Drive, Unit B-4, Minden, NV 89423

Being the same property conveyed to THE BANK OF NEW YORK MELLON FKA 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, by Deed from SABLES, LLC, a Nevada limited liability company, as Trustee, dated October 2, 2018 and recorded October 4, 2018 in Instrument Number 2018-920451 of the Office of the County Recorder, County of Douglas, State of Nevada.

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.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, if any.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

THIS SPACE INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor, this 19 day of NOV, 20 18, sets Grantor's hand.

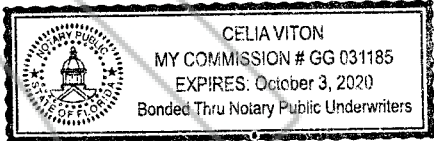
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, as Trustee for the CERTIFICATEHOLDERS of CWALT, INC., ALTERNATIVE LOAN TRUST 2005-63, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-63, by BAYVIEW LOAN SERVICING, LLC, its Attorney-in-Fact**

[Signature]  
By: Sonia Asencio  
Its: Assistant Vice President

STATE OF Florida )  
 ):ss  
COUNTY/CITY OF Miami-Dade )

On the 19 day of NOV, 20 18, personally appeared before me, a Notary Public, Sonia Asencio, as AVP, of BAYVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for THE BANK OF NEW YORK MELLON FKA 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, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged that he/she executed the above instrument.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



**AFFIRMATION STATEMENT**

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: \_\_\_\_\_  
(State Specific Law)

\_\_\_\_\_  
Signature

C  
Printed Name

\_\_\_\_\_  
Title/Relationship to Transaction

PREPARED BY:  
Denise Mikrut, Esq.  
Nevada Bar ID: 6743

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

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, 200 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 IN 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 EASEMENT RECORDED AUGUST 23, 2005 IN BOOK 805, PAGE 10940, DOCUMENT NO. 653086.

Parcel ID: 1320-30-215-004

Commonly known as 1751 Pinewood Drive, Minden, NV 89423  
However, by showing this address no additional coverage is provided

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- 3.a. Total Value/Sales Price of Property      \$ 573,300.00  
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))  
 c. Transfer Tax Value:      \$ 573,300.00  
 d. Real Property Transfer Tax Due      \$ 2,236.65

**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 *Juline* Capacity: AGENT  
 Signature *Alina* Capacity: AGENT

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: THE BANK OF NEW YORK (E)  
 Address: 4425 PONCE DE LEON BLVD 5 FL  
 City: CORAL GABLES  
 State: FL      Zip: 33146

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: PARWINDER BUTTAR & (E)(E)  
 Address: 1320 HIGHWAY 395 UNIT B-4  
 City: GARDNERVILLE  
 State: NV      Zip: 89410

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

Print Name: FNAS  
 Address: 6500 PINECREST DR STE 600  
 City: PLANO

(E)(E) BALWINDERJIT KAUR  
 Escrow # ENTC-218308669  
 State: TX      Zip: 75024

(\*) MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE  
 HOLDERS OF CWALT INC, ALTERNATIVE  
 LOAN TRUST 2005-63, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-63