

PARCEL IDENTIFICATION NUMBER: 1219-16-002-002

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1000773

SEND TAX STATEMENTS/BILLS TO:
Jeanette Margrit Riva
2235 Morro Drive South Lake Tahoe, CA 96150

SPECIAL/LIMITED WARRANTY DEED

Bank of America, N. A., hereinafter grantor, whose tax-mailing address is **7105 Corporate Drive, Plano, TX 75024**, for \$115,000.00 (One Hundred Fifteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Jeanette Margrit Riva**, hereinafter grantee, whose tax mailing address is **2235 Morro Drive South Lake Tahoe, CA 96150**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **2015-859866** recorded on **04/08/2015**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 18, 2019.

Deborah Deemer 4-18-19
BANK OF AMERICA, N.A., BY MORTGAGE CONNECT, LP as its attorney-in-
fact

Deborah Deemer
Printed Name

Manager
Title

Mortgage Connect
Employer

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on April 18, 2019
by Deborah Deemer, Manager for Mortgage
Connect LP, acting as limited power of attorney for Bank of America, N.A. who has produced
Driver's License as identification, and has acknowledged that his/her signature
was his/her free and voluntary act for the purposes set forth in this instrument.

Karen A. Gargaro 4/18/19
Notary Public

Commission Expiration 03/25/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen A. Gargaro, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires March 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 22, in Block 1 as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the county Recorder of Douglas County, State of Nevada, on June 13, 1977 in Book 697 at Page 3042 as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, and by Certificate of Amendment recorded July 17, 2001 in Book 0701, at Page 3938, as Document No. 0518484.

PROPERTY ADDRESS 150 SUMMIT RIDGE WY, GARDNERVILLE, NV 89460

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 1219-16-002-002
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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 115,000.00
b. Deed in Lieu of Foreclosure Only (value of property (✓))
c. Transfer Tax Value: \$ 115,000.00
d. Real Property Transfer Tax Due \$ 448.50

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 Deborah Deemer Capacity: Grantor
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bank of America, N. A.
Address: 7105 Corporate Drive, Plano, TX 75024
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeanette Margrit Riva
Address: 2235 Morro Drive South Lake Tahoe, CA 96150
City: _____
State: _____ Zip: _____

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

Print Name: Deborah Deemer
Address: 2604 Airside Dr
City: Moon Twp PA 15108

Escrow # 1000773
State: PA Zip: 15108