

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
Steven C Kimbrell and Patricia R. Kimbrell
1389 Topaz Lane
Gardnerville NV 89460

DOUGLAS COUNTY, NV
RPTT:\$1014.00 Rec:\$35.00
\$1,049.00 Pgs=3
2019-929689
05/30/2019 02:26 PM
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

APN: 1220-16-510-05-8
Escrow Number: FMN11965
Title No: 01805886 ~ 70

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$1326.00, CITY TRANSFER TAX \$0.00
 computed on full value of property conveyed , AND

SPECIAL WARRANTY DEED

This Deed is from **Fannie Mae A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association**, having its principal mailing address as PO Box 650043, Dallas, TX 75265-0043, (Grantor) to **Steven C. Kimbrell and Patricia R. Kimbrell husband and wife as joint tenants** (Grantee) and to Grantees heirs and assigns.

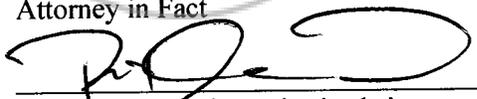
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Douglas, State of Nevada, described as follows (the premises): Commonly known as: **1389 Topaz Lane Gardnerville NV 89460**

See attached Exhibit "A"

The Grantor, for itself and for its successors does covenant and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that Grantor will warranty and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. Sec. 12 USC 1723a (c) (2).

DATED:

Fannie Mae A/K/A Federal National Mortgage Association,
Organized and existing under the laws of the United States
Of America, who acquired title as Federal National Mortgage
Association, by Lawyers Title Company as
Attorney in Fact


By: Robert Garcia, authorized signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

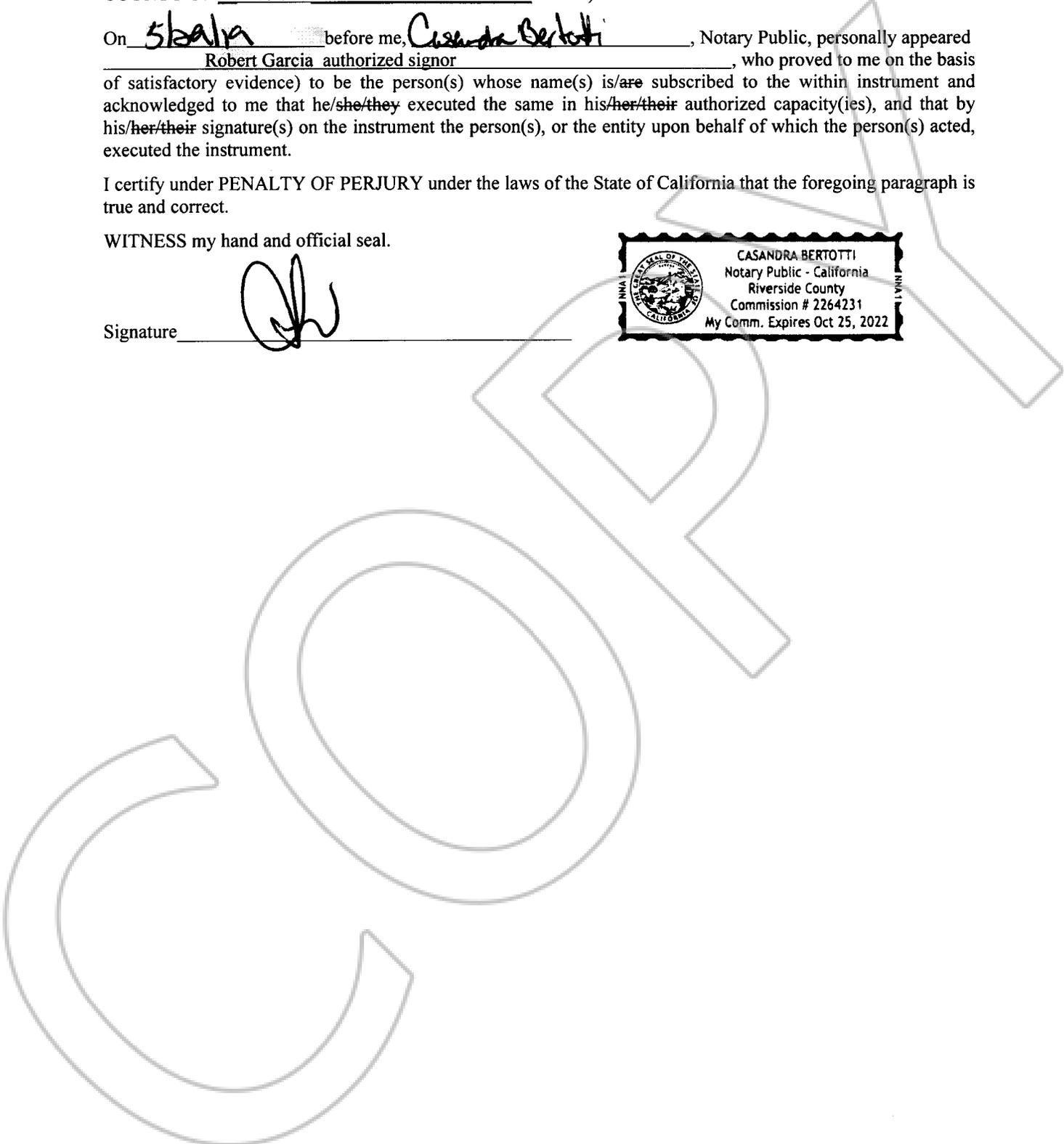
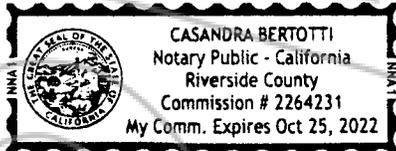
STATE OF CALIFORNIA)
) SS.
COUNTY OF Riverside)

On 5/21/21 before me, Cassandra Bertotti, Notary Public, personally appeared Robert Garcia authorized signor, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



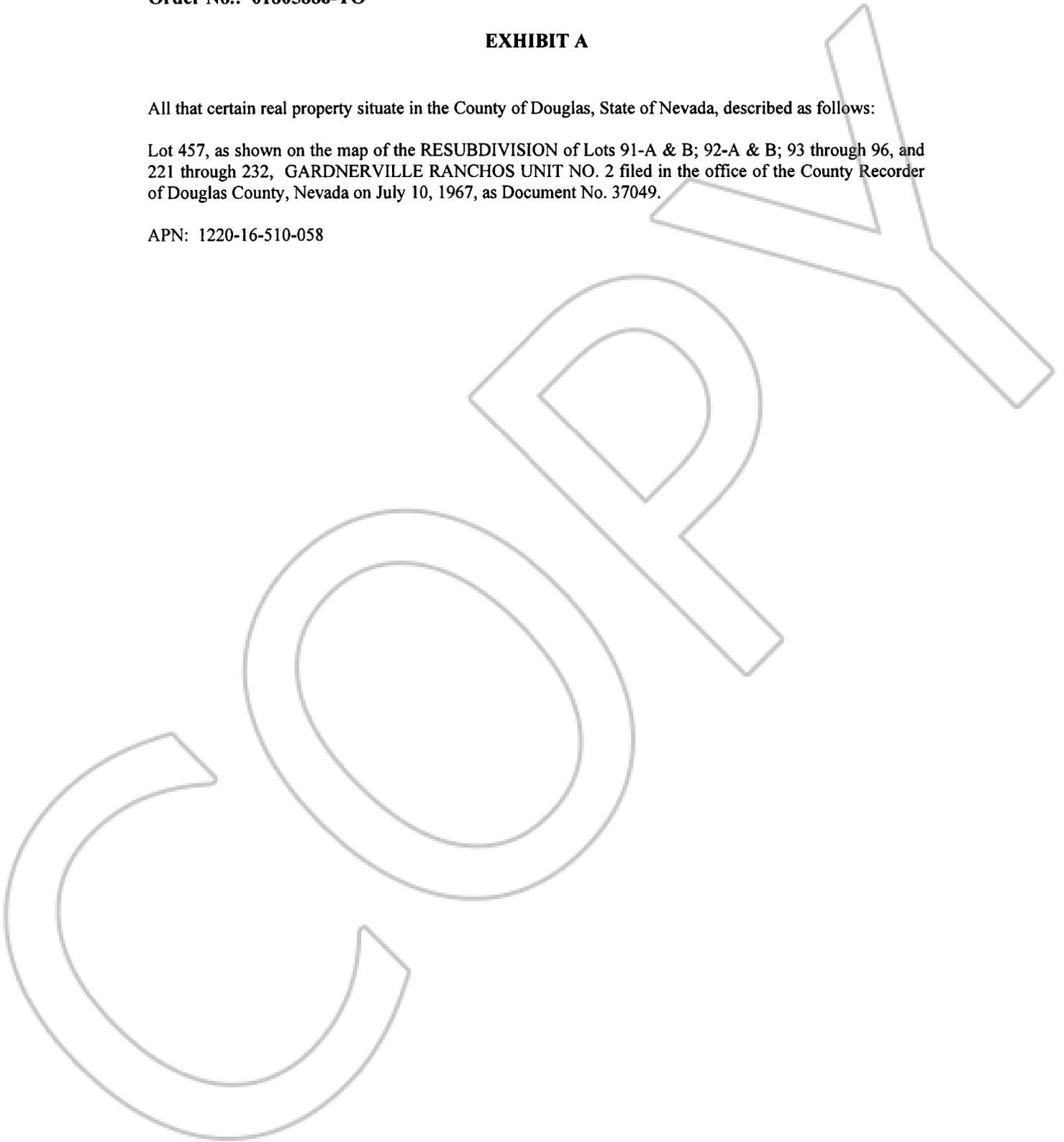
Order No.: 01805886-TO

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 457, as shown on the map of the RESUBDIVISION of Lots 91-A & B; 92-A & B; 93 through 96, and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2 filed in the office of the County Recorder of Douglas County, Nevada on July 10, 1967, as Document No. 37049.

APN: 1220-16-510-058



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-16-510-058
 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. Total Value/Sales Price of Property: \$260,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$260,000.00
 Real Property Transfer Tax Due: \$1,014.00

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

5. Partial Interest: Percentage being transferred: _____ %

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 Patricia R Kimbell Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
ROBERT GARCIA

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fannie Mae
 Address: 5600 Granite Parkway
 City: Plano
 State: TX Zip: 75024

Print Name: STEVEN C. KIMBELL, ET AL
 Address: 1389 TOPAZ LANE
 City: GARDNERVILLE
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: TICOR TITLE Escrow # FMN1965-CB / 01805886-D
 Address: 307 W WINNIE
 City: CARSON CITY State: NV Zip: 89703

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