

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
Todd M. Minto
3468 Indian Drive
Carson City, NV 89705

DOUGLAS COUNTY, NV
RPTT:\$994.50 Rec:\$35.00
\$1,029.50 Pgs=3
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

2019-934194

08/23/2019 01:52 PM

APN: 1420-07-717-017
Escrow Number: FMN12299
Title No: 01805597 - 70

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$994.50, CITY TRANSFER TAX \$ 994 50
 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 **Todd M. Minto a single man** (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: **3468 Indian Drive Carson City NV 89705**

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: 8/21/19

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

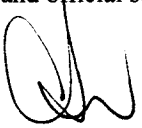
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

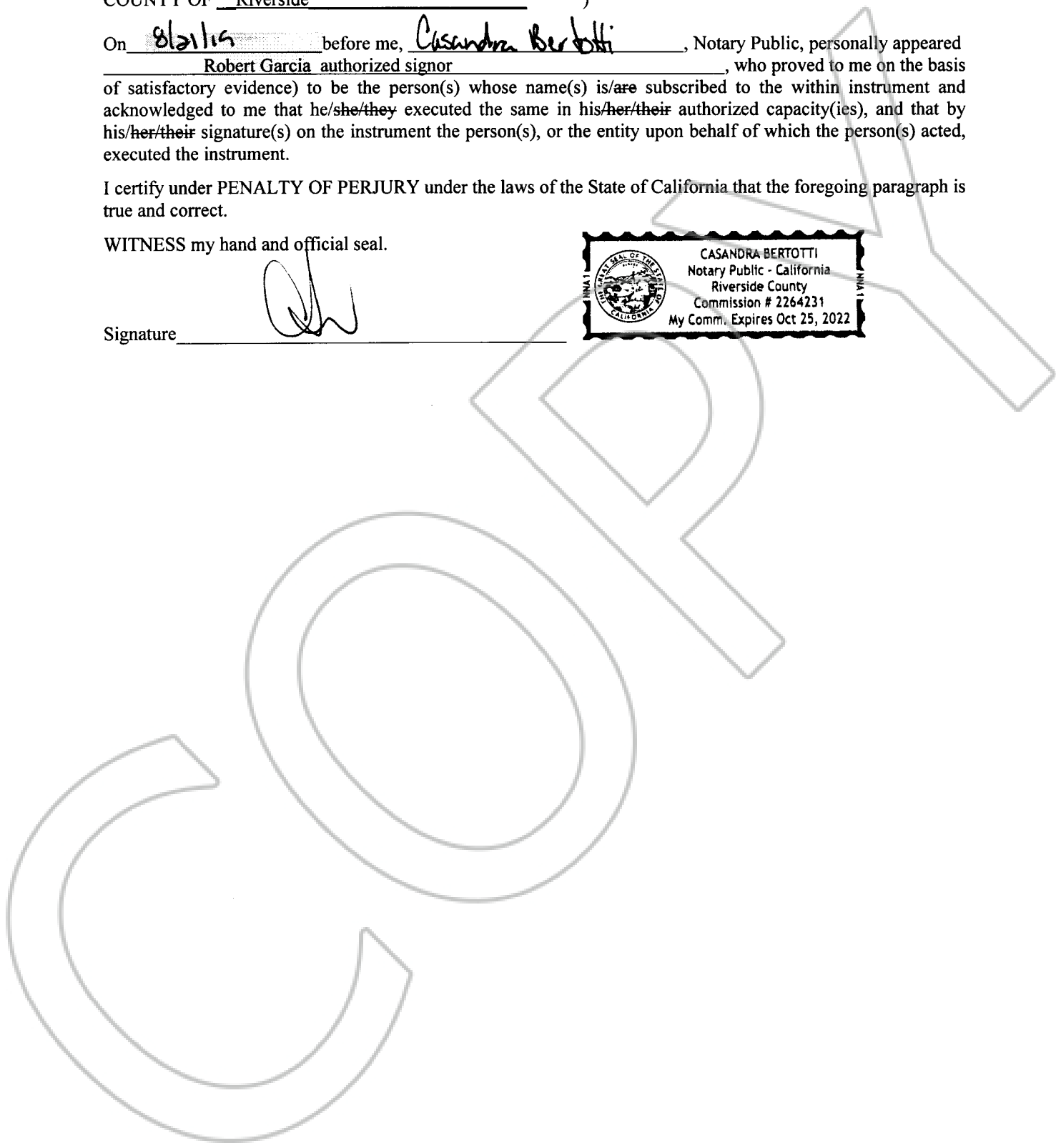
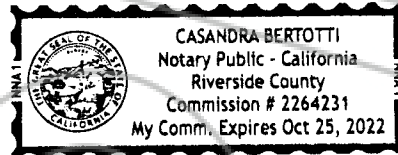
STATE OF CALIFORNIA)
) SS.
COUNTY OF Riverside)

On 8/21/15 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 



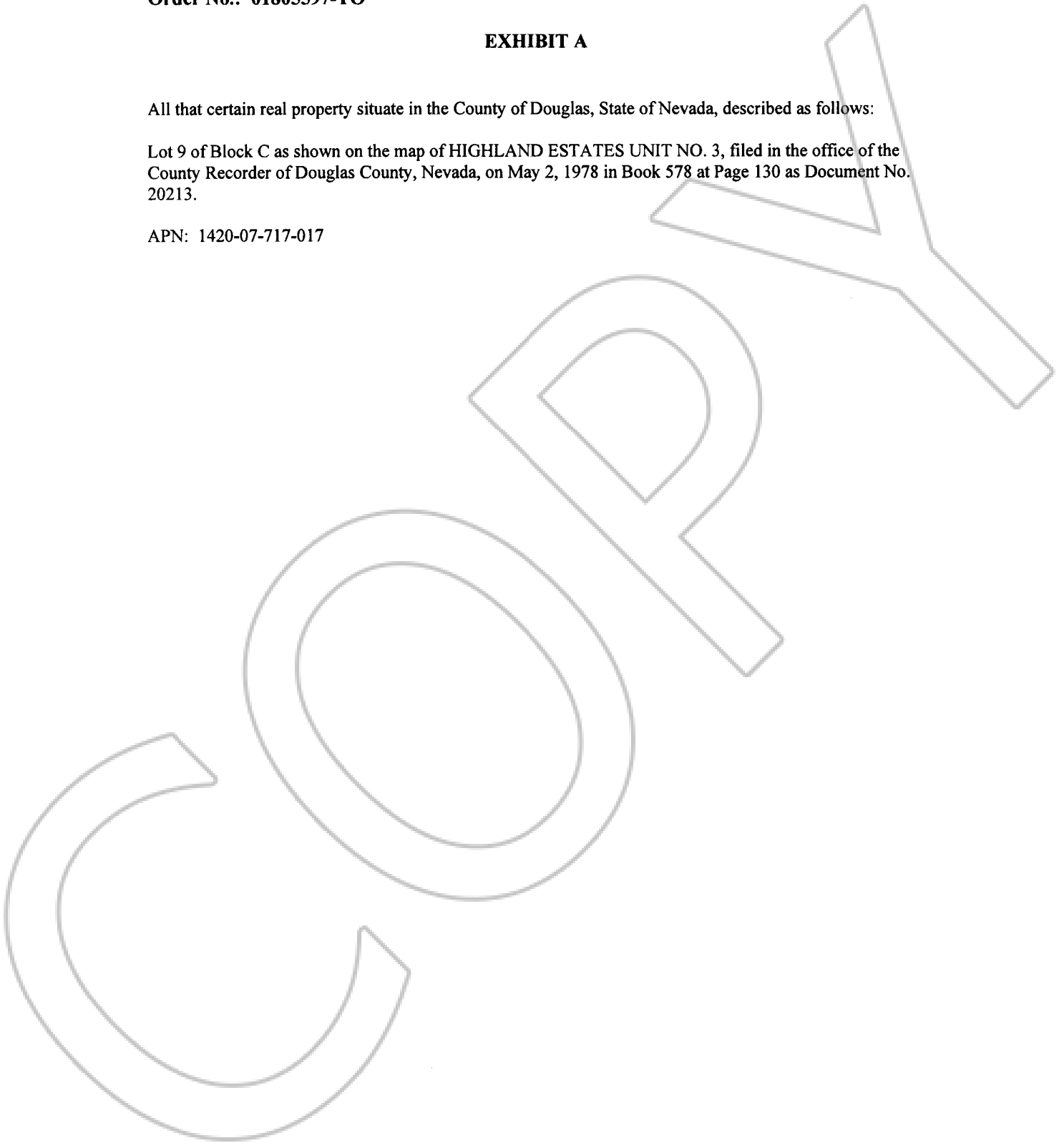
Order No.: 01805597-TO

EXHIBIT A

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

Lot 9 of Block C as shown on the map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on May 2, 1978 in Book 578 at Page 130 as Document No. 20213.

APN: 1420-07-717-017



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 1420-07-717-017
- b)
- c)

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 :

3. Total Value/Sale Price of Property:

\$255,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value

\$255,000.00

Real Property Transfer Tax Due:

\$ 999.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. Partial Interest: Percentage Being Transferred: _____%

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 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

Capacity:

Signature

Capacity: Title Agent

SELLER (GRANTOR) INFORMATION

Print Name: Fannie Mae a/k/a Federal National Mortgage Association
Address: 5600 Granite Pkwy
City: Plano
State: TX Zip: 75024

BUYER (GRANTEE) INFORMATION

Print Name: Todd M. Minto
Address: 3468 Indian Drive
City: Carson City
State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title Company
Address: 307 W. Winnie Lane
City: Carson City State: Nevada

Escrow No. 01805597-TO

Zip: 89703

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____