

DOUGLAS COUNTY, NV
RPTT:\$1404.00 Rec:\$40.00
\$1,444.00 Pgs=3
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

2020-944496

04/09/2020 01:35 PM

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
Annaliese Lynch
Michael Thiel

APN: 1420-07-811-002
Escrow Number: FMN12883
Title No: 01902220

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS ~~\$1404.00~~ 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 Annaliese Lynch an unmarried woman and Michael Thiel an unmarried man 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: 985 Sunview 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 (e) (2).
DATED: 04/07/2020

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.

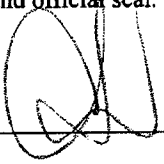
STATE OF CALIFORNIA)
) SS.
COUNTY OF Riverside)

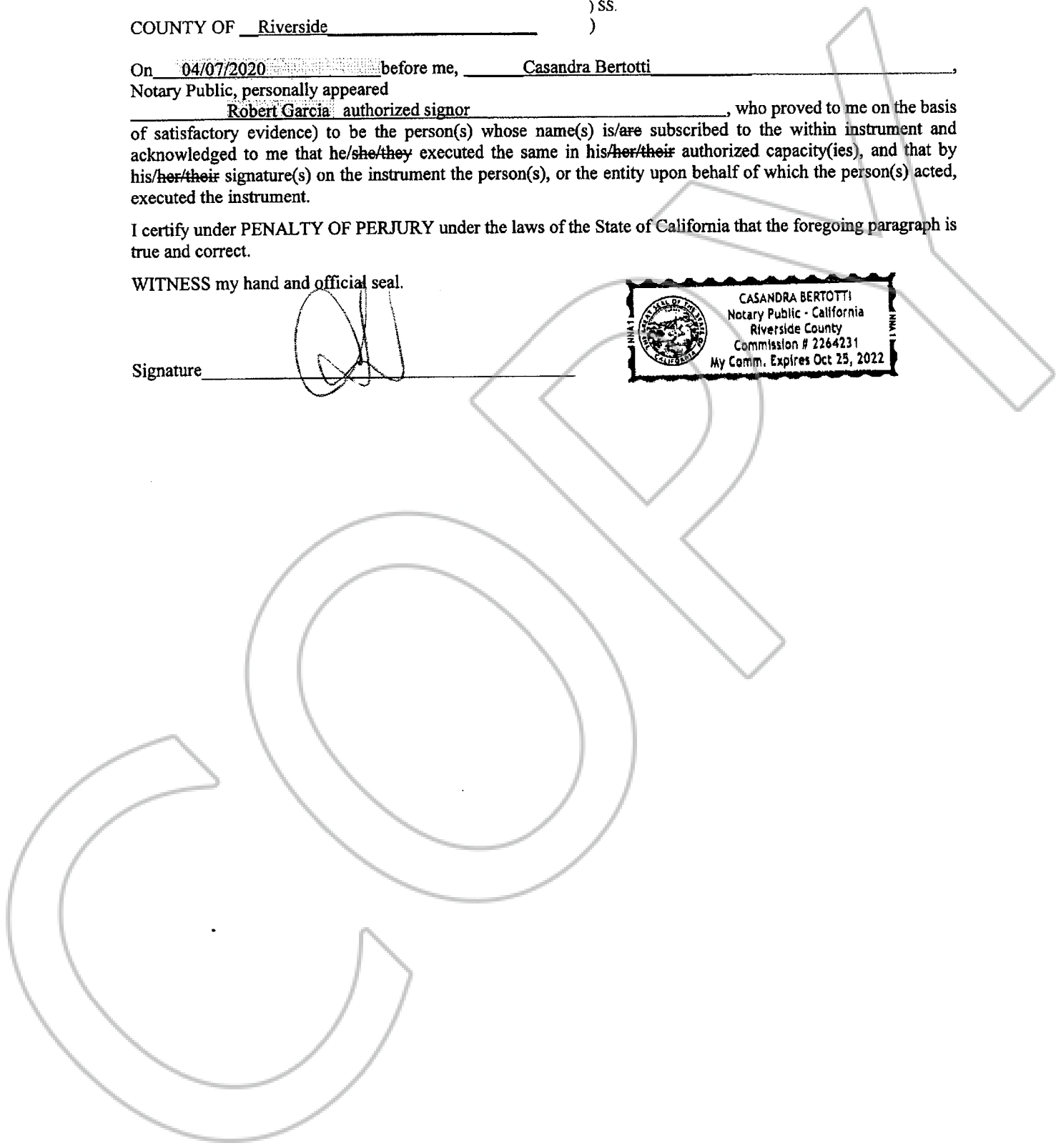
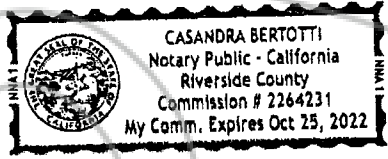
On 04/07/2020 before me, Casandra Bertotti
Notary Public, personally appeared

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 



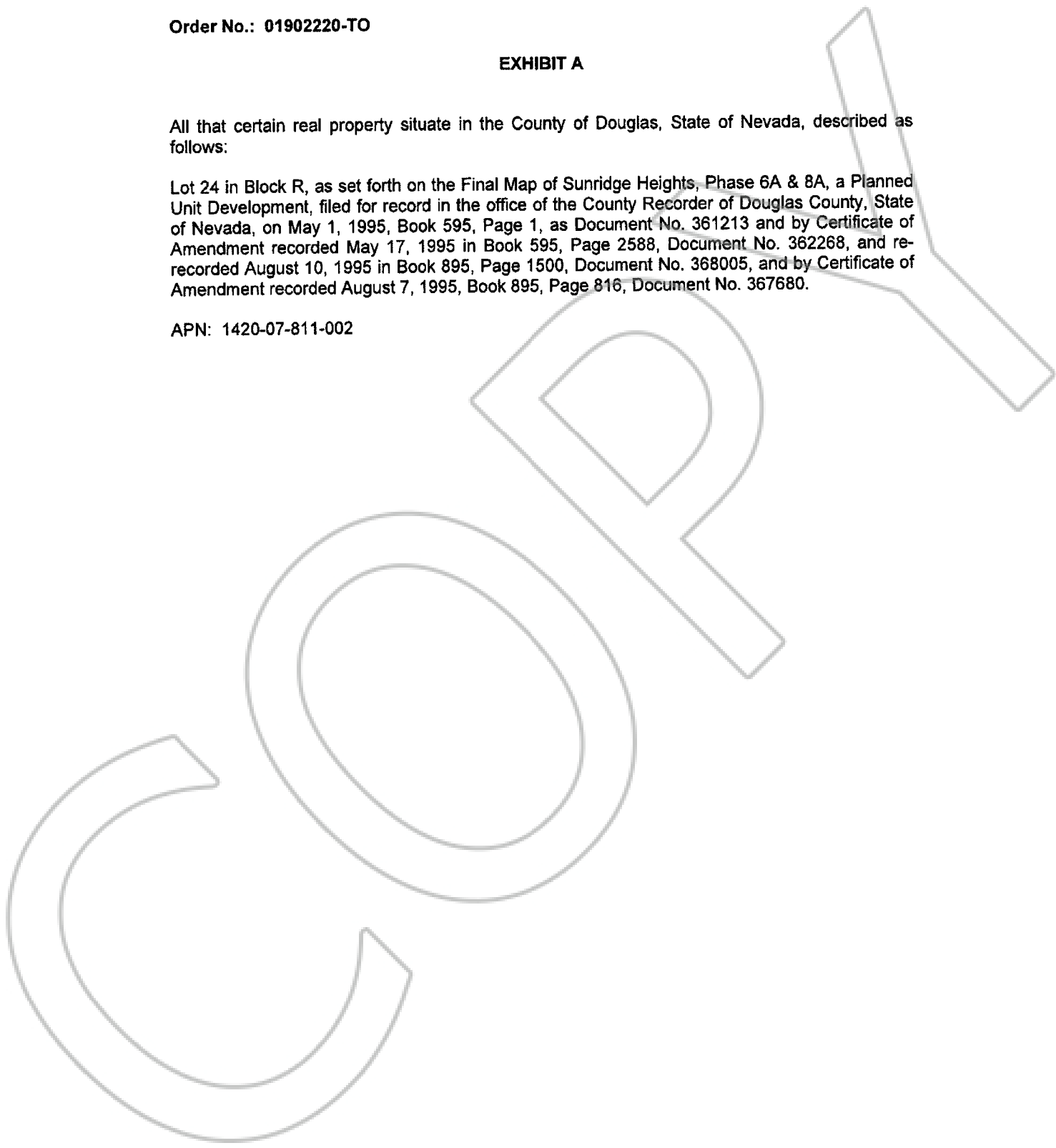
Order No.: 01902220-TO

EXHIBIT A

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

Lot 24 in Block R, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995 in Book 595, Page 2588, Document No. 362268, and re-recorded August 10, 1995 in Book 895, Page 1500, Document No. 368005, and by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

APN: 1420-07-811-002



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-811-002
 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. Total Value/Sales Price of Property: \$359,900.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$359,900.00
 Real Property Transfer Tax Due: \$1,404.00

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 Annaliese Lynch Capacity Buyer

Signature Michael J. Fland Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Annaliese Lynch, ETAL
 Address: 955 Sonoma Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: TTCOR TITLE Escrow # FMN12883-CB
 Address: 307 W. WINNIE LN
 City: CARSON CITY State: NV Zip: 89703
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)