

DOUGLAS COUNTY, NV **2020-946319**
RPTT:\$1482.00 Rec:\$40.00
\$1,522.00 Pgs=2 **05/19/2020 03:18 PM**
LAWYERS TITLE RIVERSIDE - 3480 VINE ST. SUITE
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY

Lawyers Title - IE
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
Danielle Osborn and William Goggins and
Judith Goggins
1417 Marlette Circle
Gardnerville NV 89460

APN: 1220-09-810-041
Escrow Number: FMN12974
Title No: 715610343

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S), \$ 1482.00
DOCUMENTARY TRANSFER TAX IS ~~\$1,173.90~~, 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 Danielle Osborn an unmarried woman and William Goggins and Judith Goggins husband and wife all as joint tenants with right of survivorship (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: 1417 Marlette Circle Gardnerville NV 89460

See attached Exhibit "A"

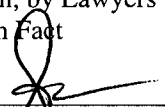
See attached Exhibit "A" for complete legal

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: 05/18/2020

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: Ana Sanchez, authorized signer

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Riverside }

On 5-19-2020 before me, Casandra Bertotti Notary
Date *Insert Name and Title of the officer*

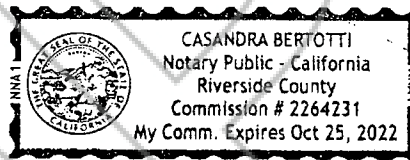
Public, personally appeared Ana Sanchez
authorized signer
Name(s) of Signer(s)

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: _____



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____
 Corporate Officer - Title(s) _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signers Name: _____
 Corporate Officer - Title(s) _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-09-810-041
 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: \$ \$379,900.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$379,900.00
 Real Property Transfer Tax Due: \$ \$1,482.00

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 *[Handwritten Signature]* Capacity Grantee
 Signature *[Handwritten Signature]* Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Denielle Osborn, William Goggins, Judith Goggins
 Address: 147 Parkside Circle
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lawyers Title Company Escrow # FMN12974-CB
 Address: 3480 Vine Street Suite 300
 City: Riverside State: CA Zip: 92507

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