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

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 OFRiverside}	\ \
	Insert Name and Title of the officer
Name(s) of	Signer(s)
who proved to me on the basis of satisfactory evidence to be acknowledged to me that he/she/they executed the same in the instrument the person(s), or the entity upon behalf of who	e the person(s) whose name(s) is/are subscribed to the within instrument and his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of	he State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.	CASANDRA BERTOTTI Notary Public - California Riverside County Commission # 2264231 My Comm. Expires Oct 25, 2022
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.	
5 4 4 AU 1 15	
Description of Attached Document	
Title or Type of Document: Number of Pages: Signer(s) Other Than Named	Document Date:
Number of Pages:Signer(s) Other Than Named	Above:
Capacity(ies) Claimed by Signer(s)	
Signers Name:	Signers Name:
☐ Corporate Officer – Title(s)	☐ Corporate Officer – Title(s)
□ Partner - □ Limited □ General	□ Partner - □ Limited □ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	□ Other:
Signer is Representing:	Signer is Representing:
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DECLARATION OF VALUE 1. Assersor Parcel Number(s) a) 1220-09-810-041 b) c) d) 2. Type of Property: a) Vacant Land b) 2-4 Plex c) Condo Twnhse d) 2-4 Plex c) Apt. Bldg f) Comm'l/Ind'l g) Agricultural b) Mobile Home i) Other i) Other i) Total Value/Sales Price of Property: Deal in Lieu of Feoredosure Only (value of property) Pransfer Tax Value Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 4. If Exemption Claimed: a. Transfer Tax Exemption 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 for 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 375.830, the Super and Seller shall be jointly and severally liable for any additional amount owed. Signature Signat		E OF NEVADA	
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Signature William Capacity Grantee Signature William Capacity Grantee SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannle Mae Address: 5600 Granite Parkway City: Plano State: TX Zip: 75024 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Lawyers Title Company Address: 3480 Vine Street Sulte 300 City: Riverside Capacity Grantee Capacity Grantee Capacity Grantee Capacity Grantee Capacity Grantee Suyer (GRANTEE) INFORMATION (REQUIRED) Print Name: Denicule (12007), Uilliam (12018), Sudth Goggin State: Uilliam Capacity Sudth Goggin Sudth Goggin State: Uilliam Capacity Sudth Goggin Sudth Goggin State: Uilliam Capacity Sudth Goggin			\ \
Signature William Capacity Grantee SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Fannie Mae Address: 5600 Granite Parkway City: Plano State: TX Zip: 75024 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Lawyers Title Company Address: 3480 Vine Street Suite 300 City: Riverside State: CA SELLER (GRANTEE) INFORMATION (REQUIRED) Print Name: Deniclle, (1-box), William (1013)m, Sudth Goggin) Address: 1412 (1014) City: (A7CAM/Will) Escrow #FMN12974-CB	Pursua	nt to NRS 375.030, the Buyer and Seller shall be joi	intly and severally liable for any additional amount owed.
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