

RECORDING REQUESTED BY
Ticor Title of Nevada, Inc.
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
James Cooley
1412 Bozeman Dr
South Lake Tahoe, CA 96150

DOUGLAS COUNTY, NV
RPTT:\$1033.50 Rec:\$40.00
\$1,073.50 Pgs=4
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

2020-947339

06/08/2020 02:18 PM

APN: **1319-18-410-009**
Escrow No: **FMN13040-LT181-CB**
Title No: **01805816-TO**

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS **\$1,033.50**, CITY TRANSFER TAX \$
 computed on full value of property conveyed , AND
 City of Stateline

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 **James Cooley, an unmarried 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:

444 Barrett Drive, Stateline, NV 89449

Legal Description:

SEE EXHIBIT A ATTACHED HERETO

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: 06/03/2020

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 _____ before me, Cassandra Bertotti, Notary Public, personally appeared

Cassandra Bertotti, authorized signer _____, 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 _____

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 6-3-2020 before me, Cassandra Bertotti Notary
Date *Insert Name and Title of the officer*

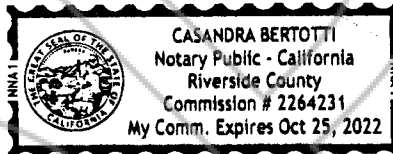
Public, personally appeared Robert Garcia
authorized signer
Name(s) of Signer(s)

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.

[Handwritten Signature]



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: _____

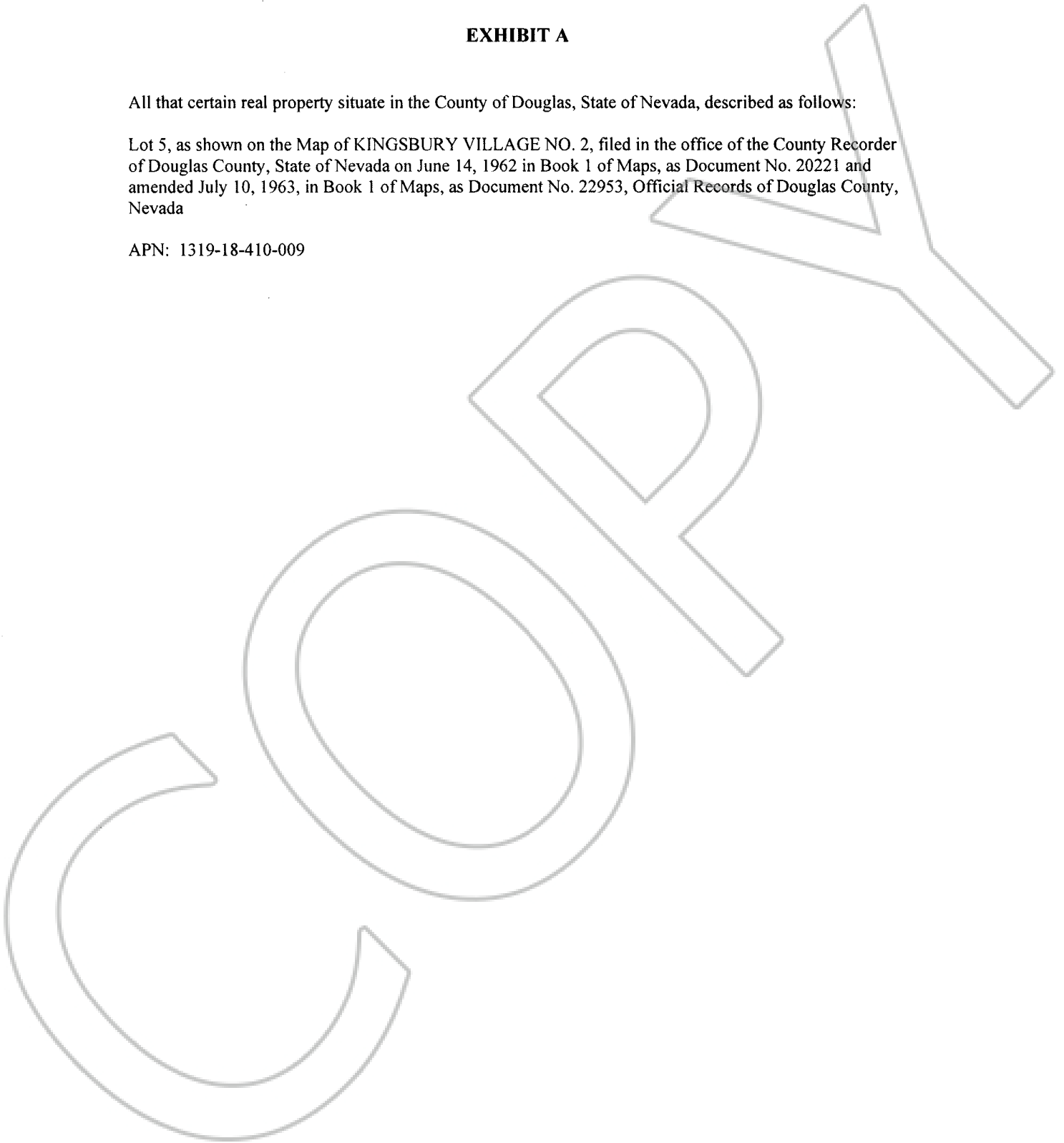
Order No.: 01805816-TO

EXHIBIT A

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

Lot 5, as shown on the Map of KINGSBURY VILLAGE NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada on June 14, 1962 in Book 1 of Maps, as Document No. 20221 and amended July 10, 1963, in Book 1 of Maps, as Document No. 22953, Official Records of Douglas County, Nevada

APN: 1319-18-410-009



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 1319-18-410-009
- 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:

\$ 265,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value

\$ 265,000.00

Real Property Transfer Tax Due:

\$ 1033.50

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

Signature



Capacity

Capacity: Title Agent

SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Print Name: James Cooley
Address: 1412 Bozeman Dr.
City: South Lake Tahoe
State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title of Nevada
Address: 307 W. Winnie Lane
City: Carson City State: NV Zip: 89703

Escrow # 01805816-TO

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____