

DOUGLAS COUNTY, NV **2020-953309**  
RPTT:\$1232.40 Rec:\$40.00  
\$1,272.40 Pgs=2 **09/25/2020 08:51 AM**  
PREMIUM TITLE AGENCY, INC PO#650-000004; PO#  
KAREN ELLISON, RECORDER

**Recorded at the Request of:**  
Premium Title Agency, Inc.

**When Recorded, mail documents and tax statements to:**  
I-deal Homes Real Estate Holdings LLC  
1220 Rosecrans St. #300  
San Diego, CA 92106

**PARCEL ID #:** 141834111021

**Order No:** CE1812-NV-3487194

## NV Deed-Grant, Bargain, Sale

THIS INDENTURE WITNESSETH: That **U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2006-5, TBW Mortgage Pass-Through Certificates, Series 2006-5** in consideration of \$316,000.00, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **I-deal Homes Real Estate Holdings LLC, A California Limited Liability Company** all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, bounded and described as follows:

LOT 3, IN BLOCK 2, OF CAVE ROCK VILLAGE SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1953, AS DOCUMENT NO. 9223.

REFERENCE IS ALSO MADE TO RECORD OF SURVEY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 25, 1969, AS DOCUMENT NO. 44707.

**Commonly Known as:** 207 Bedell Way, Zephyr Cove, NV 89448

### SUBJECT TO:

1. Taxes for the fiscal year 2020-2021.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand and seal this 15 day of September, 2020

U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2006-5, TBW Mortgage Pass-Through Certificates, Series 2006-5, by its attorney-in-fact PHH Mortgage Corporation  
9/15/2020

*Beonide Durandisse*  
Beonide Durandisse  
Contract Management Coordinator

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of  Physical Presence or  online notarization, on SEPTEMBER 2020, personally appeared before me, a Notary Public,

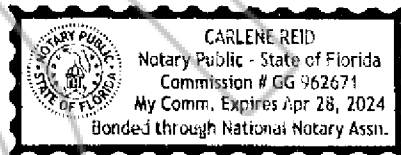
Carlene Reid  
Beonide Durandisse/Contract Management Coordinator

known (or proved) to me to be the person \_\_\_ who executed the foregoing instrument and who acknowledged that \_\_\_ she \_\_\_ executed the above instrument.

Type of Identification Produced \_\_\_\_\_

WITNESS my hand and official seal.

*Carlene Reid*  
Carlene Reid  
Notary Public in and for said County and State



CP 9-15-2020  
Personally known to me

**SPACE BELOW FOR RECORDER'S USE ONLY**

POA recorded simultaneously herewith

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 141834111021
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**2. Type of Property:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>a) <input type="checkbox"/> Vacant Land</li> <li>c) <input type="checkbox"/> Condo/Twnhse</li> <li>e) <input type="checkbox"/> Apt. Bldg.</li> <li>g) <input type="checkbox"/> Agricultural</li> <li>i) <input type="checkbox"/> Other</li> </ul> | <ul style="list-style-type: none"> <li>b) <input checked="" type="checkbox"/> Single Fam Res.</li> <li>d) <input type="checkbox"/> 2-4 Plex</li> <li>f) <input type="checkbox"/> Comm'l/Ind'l</li> <li>h) <input type="checkbox"/> Mobile Home</li> </ul> |
|--|---|

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>316,000.00</u>
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ <u>1,232.40</u>

**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 <u>Naveen</u>	Capacity <u>Naveen - Agent</u>
Signature _____	Capacity _____

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2006-5, TBW Mortgage Pass-Through Certificates, Series 2006-5  
 Address: C/O PHH Mortgage Corporation  
 City: Mount Laurel  
 State: New Jersey  
 Zip: 08054

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: I-deal Homes Real Estate Holdings LLC  
 Address: 1220 Rosecrans St. #300  
 City: San Diego  
 State: California Zip: 92106

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Premium Title Agency, Inc. Escrow # CE1812-NV-3487194  
 Address: 1500 Palma Drive, Suite 238, Ventura, CA 93003