

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

**When Recorded, mail documents and tax statements to:**  
Kingsbury Capital LLC  
PO Box 2737  
Stateline, NV 89449

**PARCEL ID #:** 131823610011

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**Order No:** CE2006-NV-3691541

## **NV Deed-Grant, Bargain, Sale**

THIS INDENTURE WITNESSETH: That **HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 Asset Backed Pass-Through Certificates** in consideration of \$551,500.00, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kingsbury Capital LLC, A Nevada Limited Liability Company** all that real property situated in the City of Stateline, County of Douglas, State of Nevada, bounded and described as follows:

LOT 11, BLOCK A, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

**Commonly Known as:** 298 Chimney Rock Road, Stateline, NV 89449

**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 25th day of November, 2020

HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 Asset Backed Pass-Through Certificates, by its attorney-in-fact PHH Mortgage Corporation

*[Handwritten Signature]*

**Daniel Grafton**  
**Contract Management Coordinator**

STATE OF FLORIDA

) ss

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of  Physical Presence or  online notarization, on November 25 2020, personally appeared before me, a Notary Public,

Beonide Durandisse

**Daniel Grafton as Contract Management Coordinator**

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

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

POA recorded simultaneously herewith

WITNESS my hand and official seal.

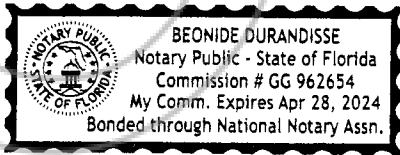
*[Handwritten Signature]*

**Beonide Durandisse**

Notary Public in and for said County and State

**Personally Known To Me**

*[Handwritten Signature]* 11-25-2020



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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 131823610011
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 551,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$551,500.00  
 Real Property Transfer Tax Due \$ 2,150.85

**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 [Signature] Capacity manager

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: HSBC Bank USA, National Association  
 Address: 1 Mortgage Way  
 City: Mount Laurel  
 State: NJ Zip: 08054

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

Print Name: Sean McDonald  
 Address: Box 2737  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Premium Title Agency, Inc. Escrow #: CE2006-NV-3691541  
 Address: 1000 Abernathy Rd Building 400, Suite 245  
 City: Atlanta, State: GA Zip: 30328