

A.P.N.: 1220-21-810-250  
File No: 12453324d (MH)  
R.P.T.T.: \$1,287.00

When Recorded Mail To: Mail Tax Statements To:  
Ivan Reyes  
1109 Silver Coyote Drive  
Sparks, NV 89436

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CARRINGTON  
MORTGAGE LOAN TRUST, SERIES 2005

do(es) hereby *GRANT, BARGAIN and SELL* to

Ivan Reyes, an unmarried man as to an undivided 49% interest and Gregory Wade  
Stimpson and Carrie Marie Stimpson, husband and wife as joint tenants with right of  
survivorship as to an undivided 51% interest

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

**LOT 264, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED  
FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



## 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 Orange

On May 20th, 2021 before me, Ann Pool / Notary Public  
(insert name and title of the officer)

personally appeared Letxy Sosa  
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.

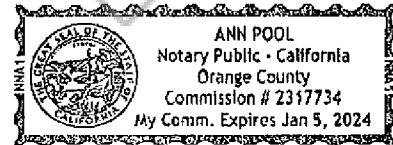
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-810-250
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$330,000.00
- b) Deed In Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$330,000.00
- d) Real Property Transfer Tax Due \$1,287.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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] **MAY 20 2021**

Capacity: Leby Sosa  
Post Foreclosure Manager  
Carrington Mortgage Services, LLC attorney in Fact

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR CARRINGTON MORTGAGE

Print Name: LOAN

Address: 1600 S. Douglass Road

City: Anaheim

State: CA Zip: 92806

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

Ivan Reyes and Gregory  
Wade Stimpson and Carrie

Print Name: Marie Stimpson

Address: 1109 Silver Coyote Drive

City: Sparks

State: NV Zip: 89434

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

First American Title Insurance

Print Name: Company

Address 5310 Kletzke Lane, Suite 100

City: Reno

File Number: 12453324d MH/ MH

State: NV Zip: 89511-2043

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