

**RECORDING REQUESTED BY**  
**Lawyers Title - IE**  
**WHEN RECORDED MAIL THIS DOCUMENT**  
**AND TAX STATEMENTS TO:**  
Jolene Burkholder  
1547 Topaz Ranch Road  
Wellington NV 89444

DOUGLAS COUNTY, NV **2022-983787**  
RPTT:\$1238.25 Rec:\$40.00  
\$1,278.25 Pgs=3 **04/15/2022 02:31 PM**  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

APN: 1022-16-002-066  
Escrow No: FMN13502  
REO: L21004V  
Title No: TC69610180

Space above this line for Recorder's use

## **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 Jolene Burkholder, an unmarried woman, (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: 1547 Topaz Ranch Road, Wellington NV 89444

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**


Assessor's Parcel Number: 1022-16-002-066

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: 04/13/2022

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: Casandra Bertotti, 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.

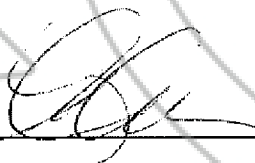
STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF San Bernardino )

On 4/13/2022 before me, Kelley Nadeau \_\_\_\_\_, Notary Public,  
personally appeared Casandra Bertotti  
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 \_\_\_\_\_

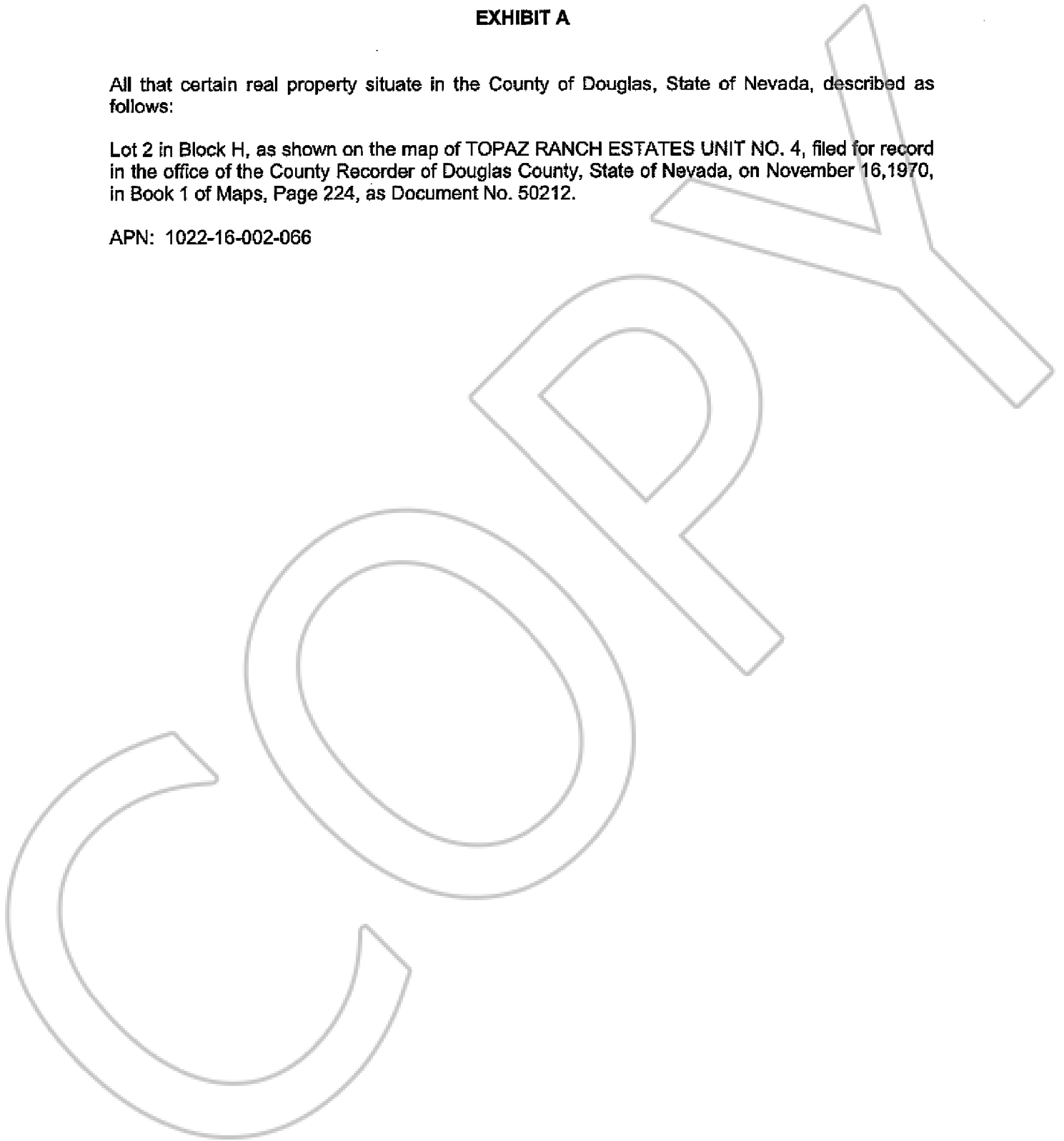


**EXHIBIT A**

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

Lot 2 in Block H, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-16-002-066



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-16-002-066  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$317,100.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$317,100.00  
 Real Property Transfer Tax Due: \$1,238.25

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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature Jane Burkholder Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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

Print Name: Jane Burkholder  
 Address: 1547 Topaz Ranch Dr  
 City: Winnemucca  
 State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ~~Kayes Title Company~~ Ticor Title Company Escrow # FMN13502-CB  
 Address: ~~10800 Football Blvd Ste 108~~ 307 W. Winnie Lane 89703  
 City: ~~Reno~~ Carson City State: ~~NV~~ NV Zip: ~~89700~~ 89703

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