

DOC # 0136267

08/09/2010

09:53 AM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$343.20

Recorded By: LB

Book- 257 Page-

0353



APN: 003-174-20

RECORDING REQUESTED BY:

First American Title Insurance Co.
Order No. 9015 2395244
Escrow No. FT100026233

**When Recorded Mail Document
and Tax Statement To:**

Franklin Tinnin
HC 60 BOX 53 - F5
Caliente, NV 89008

RPTT: \$448.80

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2006RZ4

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Franklin D. Tinnin, an unmarried man

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

See "Exhibit A" Legal See "Exhibit Two" Special Warranty Deed for Verbiage

SUBJECT TO: 1. Taxes for the fiscal year 2009-10

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: June 14, 2010



The Bank of New York Mellon Trust Company,
National Association f/k/a The Bank of New
York Trust Company, N.A., as successor to
JPMorgan Chase Bank, N.A., as Trustee for
RAMP 2006R74

BY: [Signature]
Josh Purkiss

STATE OF California
COUNTY OF San Diego

I, E.J. McGinness, a Notary Public of the
County and State first above written, do hereby
certify that Josh Purkiss
personally appeared before me this day and
acknowledged the due execution of the
foregoing instrument.

Witness my hand and official seal, this the

June 14, 2010

[Signature]
Notary Public

My Commission Expires: January 27, 2013

(SEAL)

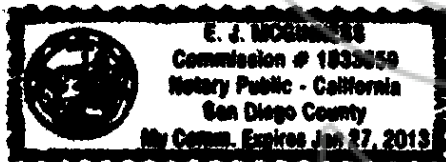


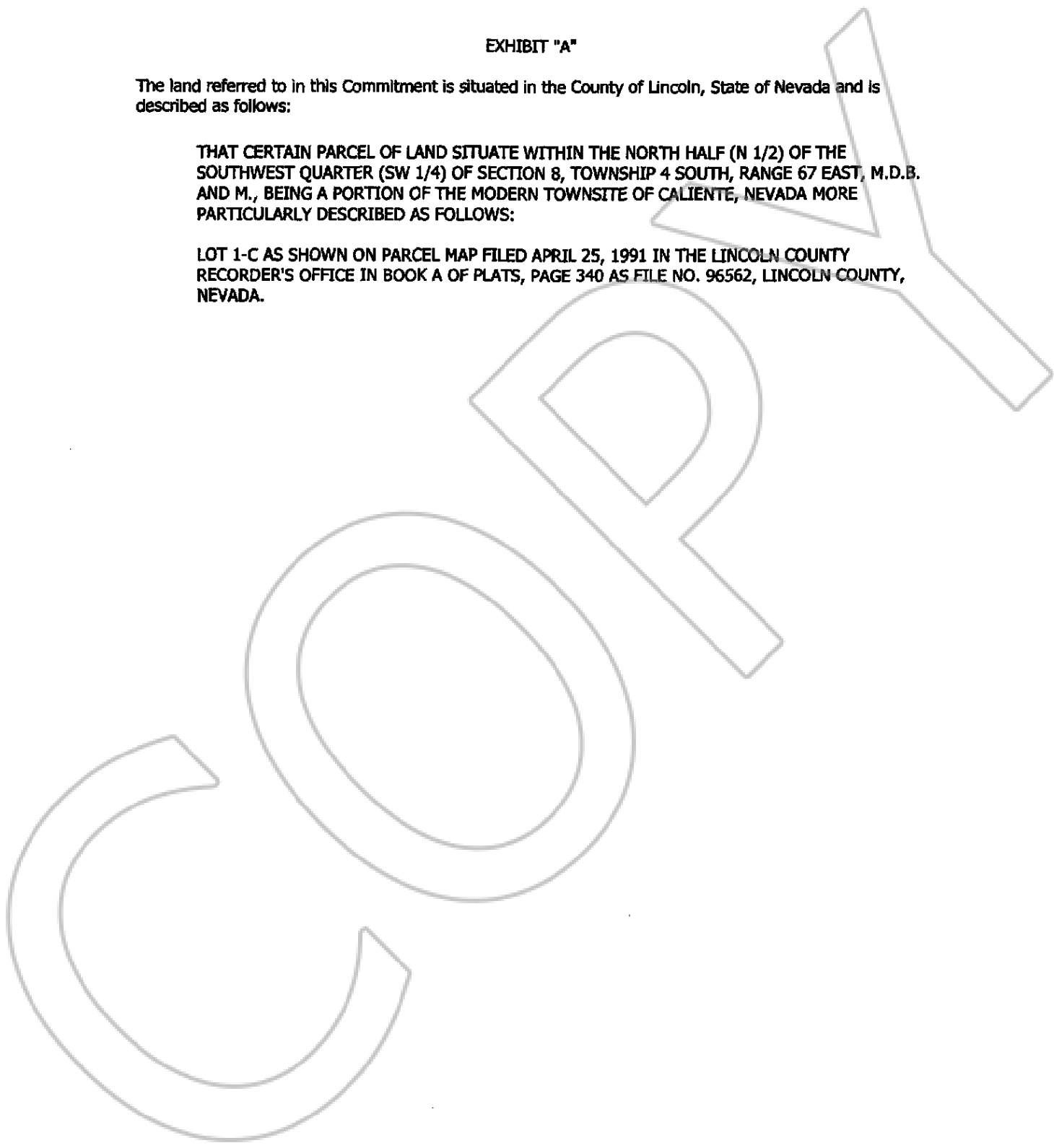


EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., BEING A PORTION OF THE MODERN TOWNSITE OF CALIENTE, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1-C AS SHOWN ON PARCEL MAP FILED APRIL 25, 1991 IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK A OF PLATS, PAGE 340 AS FILE NO. 96562, LINCOLN COUNTY, NEVADA.





SPECIAL WARRANTY DEED
Exhibit" Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 3 Fee: \$17.00
Recorded By: LB RPTT: \$343.20
Book- 257 Page- 0353

1. Assessor Parcel Number(s)

- a) 03-174-20
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-----------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Wind't |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

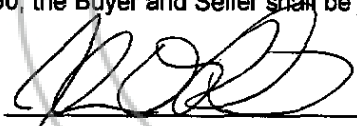
- 3. a) Total Value/Sales Price of Property \$ 87,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c) Transfer Tax Value: \$ 87,900.00
- d) Real Property Tax Due \$ 343.20

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)
Print Name: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2006RZ4

(Required)
Print Name: Franklin Tinnin

Address: 1951 4th Avenue #302
City, State, Zip: San Diego, CA 92101

Address: HON60 BOX 53 - F5
City, State, Zip: Caliente, NV 89008

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

Fidelity National Title Insurance Company, Inc. Escrow #: FT13-FT100026233-RB
3100 West Sahara Avenue, Suite 115
Las Vegas, NV 89120

clo
First American Title Insurance Company
5310 Kietzke Ln. #100
Reno, NV 89511



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-174-20
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-----------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Book: _____ Page: _____
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 Notes: _____

- | | | | |
|-------|--|----|------------------|
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| c) | Transfer Tax Value: | \$ | <u>87,900.00</u> |
| d) | Real Property Tax Due | \$ | <u>343.20</u> |

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Signature: _____

Capacity: _____

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: The Bank of New York Mellon
 Trust Company, National
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 New York Trust Company, N.A.,
 as successor to JPMorgan
 Chase Bank, N.A., as Trustee
 for RAMP 2006RZ4

Print Name: Franklin Tinnin

Address: 1951 4th Avenue #302
 City, State, Zip: San Diego, CA 92101

Address: HC 60 BOX 53 - F5
 City, State, Zip: Caliente, NV. 89008



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

First American Title Insurance Company

Escrow #: FT13-FT100026233-RB

5310 Kietzke Lane, Ste 100

Reno, NV. 89511

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

First American Title Insurance Company

5310 Kietzke Ln. #100

Reno, NV 89511

COOPY