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

DOC # 0136267

08/09/2010

Fig. 1

Record Record
Record Record
Record Record
RECORD TITLE

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$17.00 Page RPTT: \$343.20 Reco Book- 257 Page 0353

Page 1 of 4 Recorded By: LB



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

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 2006RZ4

STATE OF Collegenia

I, ____, W/6, wess, 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

Notary Public

My Commission Expires:

(SEAL)

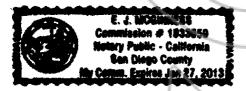


EXHIBIT "A"

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, g as 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 ecord in any county in which any portion of the Property is located pertaining to any portion(s) of the Property,b ut 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 ofw hich Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Recarding requested By FIRST AMERICAN TITLE

09:53 AM

Official Record

STATE OF NEVADA **DECLARATION OF VALUE**

5310 Kietzke Ln. #100 Reno, NV 89511

	1.	Assessor	Parcel Number	/e\				Lir	ncoln County	- NV
	••	a)0 03-174		\ >)				Leslie	Boucher – Re	corder
		•						_	of 3 Fee: \$	
								Recorded B	By: LB RPTT: 3 Page= 0353	\$343.20
								BOOK- 207	Fage 1000	
	2.	Type of P	roperty:						\ \	
		a) 🗍 \	Vacant Land	b) [X]	Single Fam.	Res. FOR	RECORDE	RS OPTIC	NAL USE ONL	⊽ 1
		: 🛏	Condo/Townhouse	ď)	2-4 Plex	Book:	The state of the s	Page:		
			Apt. Bldg.	f) 🔲	Comm'VInd'I	Date (of Recording:			N
			Agricultural	h) 📘	Mobile Hom	e				The same of
		i) [(Other							
	3.	a) Tota	al Value/Sales P	rice of Pro	operty /		\$ 87,9	900.00		Marine Control
		b) Dee	ed in Lieu of Fore	eclosure C	only (value	of property)	\$			
		,	nsfer Tax Value:	•				00.00		_
•		-	al Property Tax D	Due		1	\$] 3	343.5	20	_
	4.		ion Claimed:					/		
			nsfer Tax Exemp			90, Section:				
		D) Exp	plain Reason for	Exemption	п;		Y /			
	5.	Partial Int	erest: Percenta	aga baing	traneform	.d. 100	0.00%			
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	NRS	375.110, th	at the information	on provide	d is correct	to the best of	of their infor	mation an	d belief, and car	ń
	be su	ipported by	documentation i	if called up	oon to subs	tantiate the i	information	provided I	nerein.	
			rmore, the parties agree that disallowance of any claimed exemption, or other determination of that tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant							
	to NF	RS 375.030,	the Buyer and S	Seller shal	be jointly	and severall	y liable for a	any addition	nal amount owe	ed.
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	and the same of th	ature: <u>(</u>	10				-		Grantor	-
	Sign	ature:	$\overline{}$			/- /	-	y:		_
/ ,	and the same of th	SELLER (GRANTOR) INF	ORMATI	ON '	<u>BUY</u>			<u>ORMATION</u>	
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		ivarie.		Trust Company, National		Print Name	. Franklin millin	•		
- /			Association f/k/a The Bank of		nk of	p=-				
			New York Trus							
\			as successor to Chase Bank, N							
/			for RAMP 2006		40.00					
/	Addr	ess:	1951 4th Aven	ue #302		Address:	HC360 BC	X 53 -	F5	
\ \ \	City,	State, Zip:	San Diego, CA	92101		City, State,	Zip: Cali	ente, N	IV 89008	
1	COM	PANY/PER	SON REQUEST	ING REC	ORDING (required if r	ot the selle	er or buye	<u>er)</u>	
100	Fidel	Fidelity National Title Insurance Company, Inc. Escrow #: FT13-FT100026233-RB								
	3100 West Sahara Avenue, Suite 115									
ì	Las \	/egas, NV	89120							
lo			Company							
First An	nericar	Title insura	ance Company #100							

STATE OF NEVADA DECLARATION OF VALUE

a) Vacant Land b) X Single Fam. Res. C) Condo/Townhouse d) 2-4 Piex Date of Recording: Apt. Bidg. f) Comm/Indrl Mobile Home Other 3. a) Total Value/Sales Price of Property b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Tax Due 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 375.080 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: Capacity: Signature: Capacity: Grantee BUYER (GRANTEE) INFORMATION (Required) Print Name: The Bank of New York Mellon Trust Company, National Association ft/a The Bank of New York Mellon Trust Company, Na., as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2006R24 Address: 1951 4th Avenue #302 Address: HC 60 BOX 53 - F5	1.	Assessor	Parcel Number(s)						
2. Type of Property: a)		b)								
a) Vacant Land b) X Single Fam. Res. Condo/Townhouse d) 2-4 Plex Date of Recording: Page: Date of Recording: Notes: 9) Apt. Bidg. f) Comm/l/Ind Nobile Home Other 3. a) Total Value/Sales Price of Property \$87,900.00 b) Deed in Lieu of Foreclosure Only (value of property) \$87,900.00 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: Capacity: Grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: The Bank of New York Mellon Trust Company, National Association ft/la The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2006R24 Address: 1951 4th Avenue #302 Address: HC 60 BOX 53 - F5								\ \		
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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)

