

APN: 003-083-04

**RECORDING REQUESTED BY:**

Cow Country Title Co  
Order #100657588  
Escrow #FT110043409

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

Jerry A Maeder  
P.O. Box 486  
Caliente, NV 89486



0139514

RPTT: \$204.75

**GRANT, BARGAIN, SALE DEED**

The Grantee(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the Grantors execution of this Deed.

THIS INDENTURE WITNESSETH: That The Bank of New York Mellon FKA The Bank of New York, as Trustee for CWABS Inc., Asset-Backed Certificates Series 2006-26

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

Convey to Jerry A Maeder a single man

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

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

- SUBJECT TO:
1. Taxes for the fiscal year 2011-12
  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: September 2 , 2011



The Bank of New York Mellon FKA The Bank of  
New York, as Trustee for CWABS Inc.,  
Asset-Backed Certificates Series 2006-26

By: [Signature]

BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP, ATTORNEY IN FACT

Name: Orobah Fakhouri,

Title: AVP

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

Witness my hand and official seal, this the  
\_\_\_\_\_

see attached notary  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



**\*\*CLARIFICATION COPY ONLY\*\***

The Bank of New York Mellon FKA The Bank of New York, as Trustee for CWABS Inc., Asset-Backed Certificates Series 2006-26

By: **\*\*Clarification Copy Only\*\***

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, ATTORNEY IN FACT

Name: Orobah Fakhouri

Title: AVP

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the County and State first above written, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_.

SEE ATTACHED NOTARY  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On 9-2-2011 before me, Fernando Reyes Mayorga, Notary Public  
(Here insert name and title of the officer)

personally appeared Orobah Fakhouri

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 of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

<b>DESCRIPTION OF THE ATTACHED DOCUMENT</b>
_____
(Title or description of attached document)
_____
(Title or description of attached document continued)
Number of Pages _____ Document Date _____
_____
(Additional information)

<b>CAPACITY CLAIMED BY THE SIGNER</b>
<input type="checkbox"/> Individual (s)
<input type="checkbox"/> Corporate Officer
_____
(Title)
<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Attorney-in-Fact
<input type="checkbox"/> Trustee(s)
<input type="checkbox"/> Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



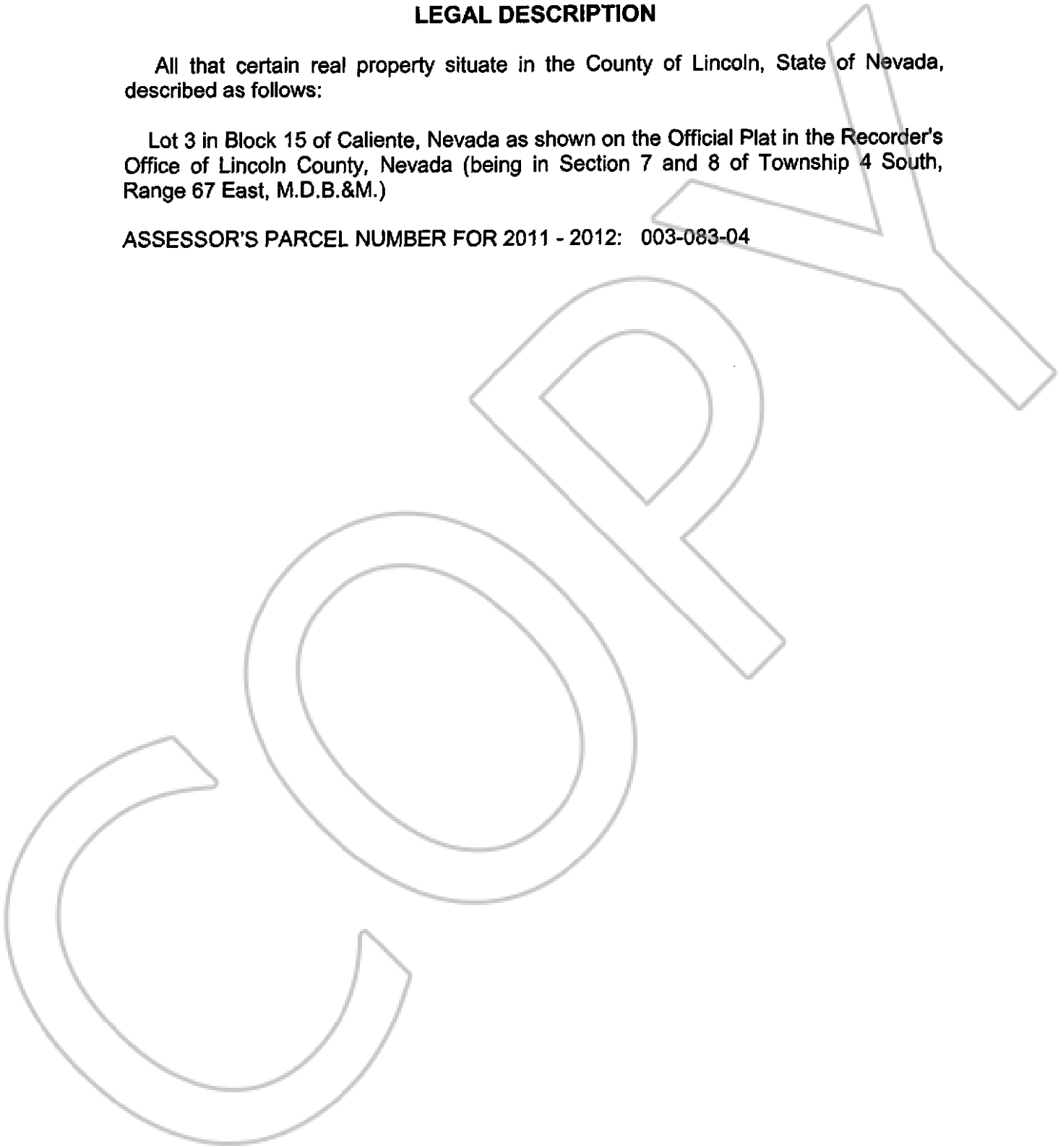
Order Number: 40422

**EXHIBIT "ONE"  
LEGAL DESCRIPTION**

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

Lot 3 in Block 15 of Caliente, Nevada as shown on the Official Plat in the Recorder's Office of Lincoln County, Nevada (being in Section 7 and 8 of Township 4 South, Range 67 East, M.D.B.&M.)

ASSESSOR'S PARCEL NUMBER FOR 2011 - 2012: 003-083-04





**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.

Recording requested By  
COW COUNTY TITLE

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-083-04
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**FOR RECORDER'S (**

Document/Instrume

Book \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$44.00  
Recorded By: DP RPTT: \$204.75  
Book- 266 Page- 0729

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

	<u>\$52,500.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$52,500.00</u>
Real Property Transfer Tax Due:	<u>\$204.75</u>

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 %

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 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: Nancy S. Steib Capacity: \_\_\_\_\_ Agent

Signature: Nancy S. Steib Capacity: \_\_\_\_\_ Agent

**SELLER (GRANTOR) INFORMATION**

The Bank of New York Mellon fka  
The Bank of New York, as Trustee  
for CWABS Inc. Asset Backed  
Certificates Series 2006-26

Print Name: \_\_\_\_\_  
Address: 7105 Corporate Drive  
City/State/Zip Plano, TX 75024

**BUYER (GRANTEE) INFORMATION**

Jerry A. Maeder

Print Name: \_\_\_\_\_  
Address: P.O. Box 486  
City/State/Zip Caliente, NV 89486

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No 40422  
Address: 761 S. Raindance Drive, Pahrump, NV 89048