

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: \$267.15 Recorded By: LB  
Book- 267 Page- 0108

**APN:012-180-06**  
**ESCROW NO: 0L110QGJ-330-D3H**  
**WHEN RECORDED MAIL TO and**  
**MAIL TAX STATEMENT TO:**

**Robert J Mathews**  
**P.O. Box 328**  
**Panaca, NV 89042**



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**GRANT, BARGAIN, SALE DEED**R.P.T.T. **\$ 267.15**

THIS INDENTURE WITNESSETH: That

**Federal National Mortgage Association**

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

**Robert J Mathews, a married man and Shane R Mathews, a married man, as joint tenants**

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

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

- SUBJECT TO:**
1. Taxes for the fiscal year 2011 - 2012
  2. Rights of Way, reservations, restrictions, easements, and conditions of record.
  3. See Exhibit B for Deed Restrictions

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



Federal National Mortgage Association

By: Lawyers Title of Nevada, Inc.,  
Attorney in Fact for Federal National  
Mortgage Association

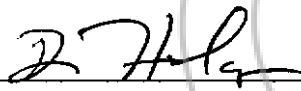
By:   
Steve Dover, Authorized Signatory

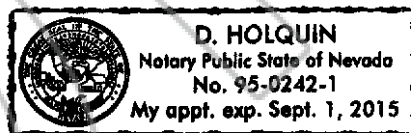
State of Nevada

County of Clark

On 10-5-2011, before me, the undersigned, A Notary Public in and for said County and State, personally appeared Steve Dover, personally know to be ( or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, as Authorized Signatory for Lawyers Title of Nevada, Inc., Attorney-In-Fact of Federal National Mortgage Association aka Fannie Mae.

WITNESS my hand and official seal.

  
D. Holquin  
No. 95-0242-1



NOTARY PUBLIC in and for said County and State

My Commission Expires: September 1, 2015

Document Type: Grant, Bargain, Sale Deed



**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 PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, FROM WHICH POINT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEARS SOUTH 80°19'36" EAST, 856.24 FEET; THENCE NORTH 63°45'51" WEST, 200.00 FEET; THENCE NORTH 26°14'09" EAST, 340.48 FEET; THENCE SOUTH 30°38'37" EAST, 238.80 FEET; THENCE SOUTH 26°14'09" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED AUGUST 10, 1987 IN BOOK 76, PAGE 318 AS FILE 87428.

SAID PARCEL IS ALSO DESCRIBED AS:

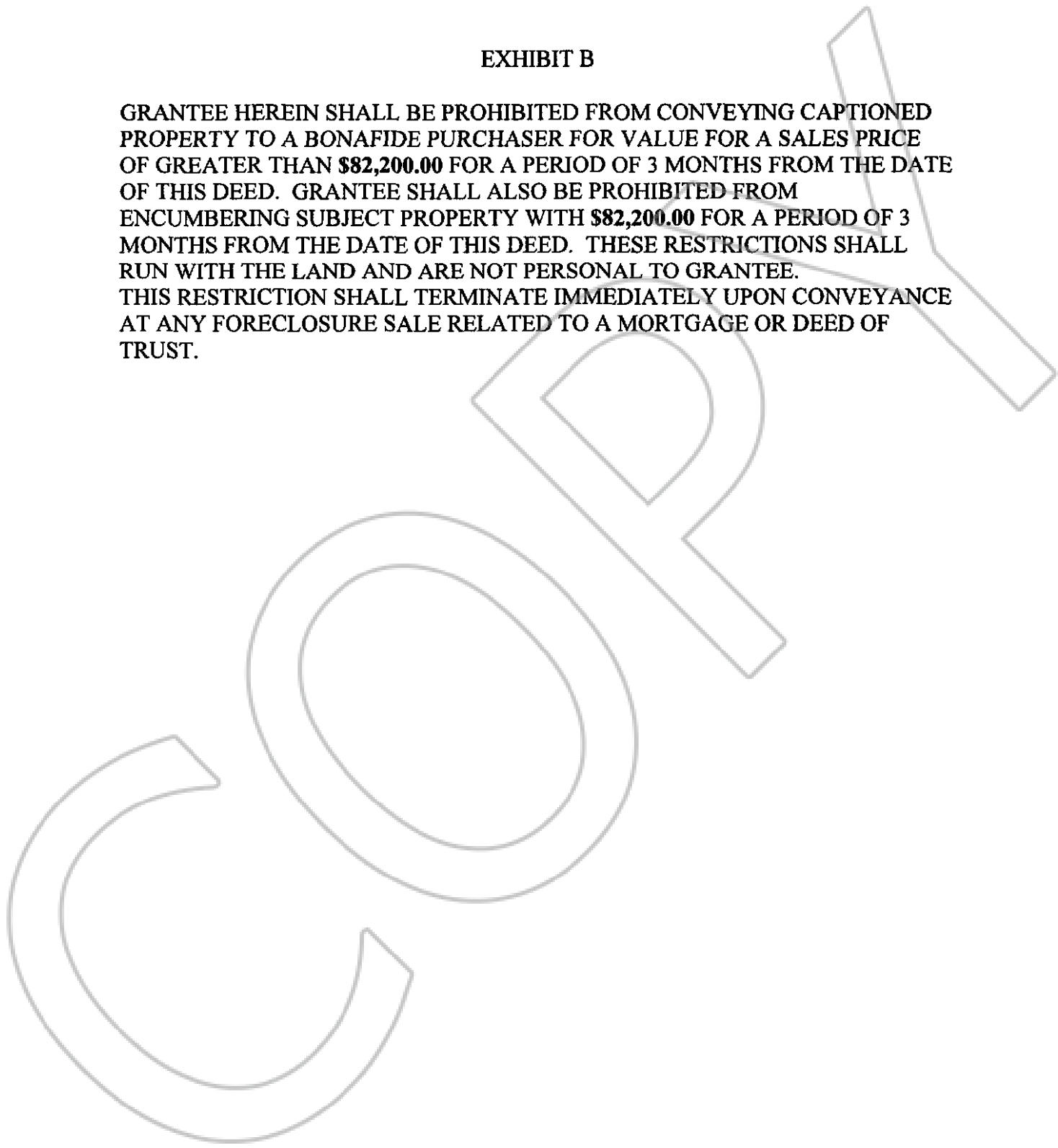
PARCEL 2 AS SHOWN UPON PARCEL MAP FOR ROBERT J. AND CAROL L. MATHEWS RECORDED AUGUST 21, 1980 IN PLAT BOOK A, PAGE 163 AS FILE 69485 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 09, 2011, IN BOOK N/A, PAGE N/A, AS INSTRUMENT NO. 138411.



**EXHIBIT B**

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$82,200.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH \$82,200.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
FIRST AMERICAN TITLE

1. Assessor Parcel Number(s)

- a. 012-180-06
b.
c.
d.

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
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2. Type of Property:

- a. [ ] Vacant Land b. [x] Single Fam Res
c. [ ] Condo/Twnhse d. [ ] 2-4 Plex
e. [ ] Apt. Bldg f. [ ] Comm'l/Ind'l
g. [ ] Agricultural h. [ ] Mobile Home
[ ] Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property:

\$68,500.00

b. Deed in Lieu of Foreclosure Only (value of property) (\$ )

c. Transfer Tax Value: \$68,500.00

d. Real Property Transfer Tax Due: \$ 267.15

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 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 Agent
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Federal National Mortgage Association
Address: 13455 Noel Road #600, REO#L1100GJ
City/State/Zip: Dallas, TX 75240-5003

Print Name: Robert J Mathews
Address: P.O. Box 328
City/State/Zip: Panaca, NV 89042

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

Lawyers Title of Nevada
2600 Paseo Verde Parkway #100
Henderson, NV 89074

Escrow #: 0-330-D3H
Escrow Officer: Diana Holquin

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

First American Title
Reno NV