

Official Record

Recording requested By
SPL EXPRESS, INC.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$900.90 Recorded By: AE
Book- 284 Page- 0034

Recording REquested By
ServiceLink

CHICAGO TITLE INSURANCE COMPANY
3198351

APN: 011-200-28

WHEN RECORDED MAIL TO:

Alvin Tamura
9729 Drumcannon Avenue
Las Vegas, NV 89129

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Transfer Tax \$ 900.90
Escrow No: 002881-KA



0144662

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That

FEDERAL NATIONAL MORTGAGE ASSOCIATION

in consideration of \$231,000.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Alvin Tamura, an Unmarried Man

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.
 3. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$277,200.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$277,200.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

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

Witness my/our hand(s) this 4th day of November, 2013.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: McCarthy & Holthus
as its Attorney-in-Fact

By: _____
Michael Chen



STATE OF NEVADA)

COUNTY OF CLARK)

On this 11-4-2013 appeared before me, a Notary Public, Michael Chen

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Vicci Langston
Vicci M. Langston, Notary Public



My commission expires: 8-24-16

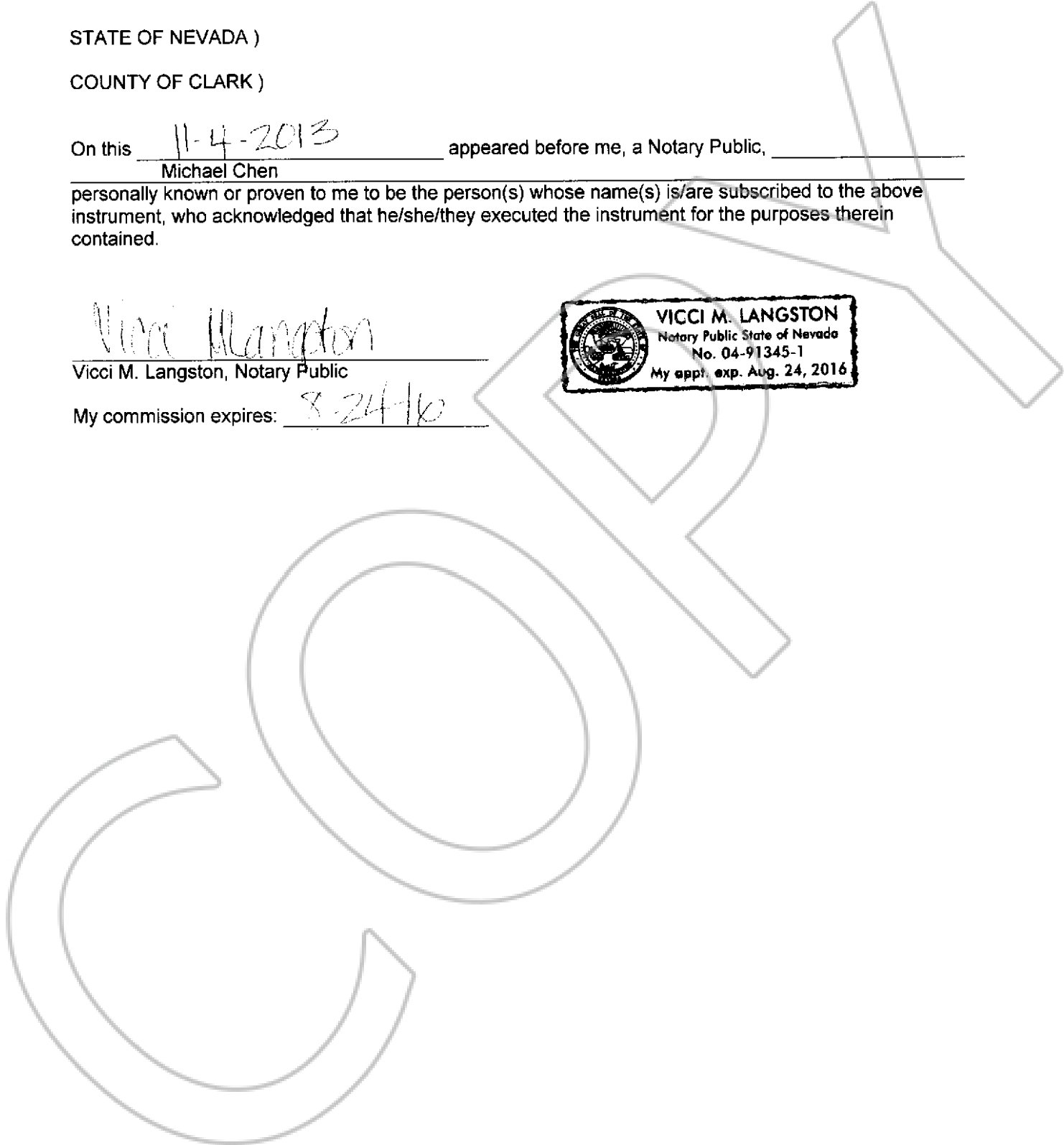




EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LINCOLN AND STATE OF NEVADA BEING KNOWN AND DESIGNATED AS FOLLOWS:

TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., SECTION 32;

BEGINNING AT THE CENTER (C 1/4) OF SAID SECTION 32;

THENCE NO. 88° 41' 25" W., 308.89 FEET ALONG THE E-W MID-SECTION LINE OF SAID SECTION 32;

THENCE N. 1° 16' 35" E., 750 FEET;

THENCE S. 88° 41' 25" E., 271.94 FEET TO A POINT ON THE N-S MID-SECTION LINE OF SAID SECTION 32;

THENCE ALONG THE SAID MID-SECTION LINE S. 1° 30' 38" E., 750.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A 20' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES ALONG THE NORTH PROPERTY LINE THEREOF.

Tax ID: 011-200-28

1657 SOUTH ASH TREE ROAD, ALAMO, NV

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN TRUSTEES DEED UPON SALE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON APRIL 15, 2013, AS DOCUMENT NO. 0142959

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Page 1 of 1 Fee: \$41.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 011-200-28
 - 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
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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

- 3. a. Total Value/Sales Price of Property \$231,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$231,000.00
- d. Real Property Transfer Tax Due \$900.90

- 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 jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Grantor Michael Chen

Signature: _____

Capacity: Grantee agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Federal National Mortgage Association
Address: 14221 Dallas Parkway Suite 1000
City: Dallas
State: TX Zip: 75254

Print Name: Alvin Tamura
Address: 9729 Drumcannon Ave
City: Las Vegas
State: NV Zip: 89129

COMPANY REQUESTING RECORDING

Print Name: Quality Escrow, Inc. SPL INC
Address: 9540 W. Sahara Ave. Suite 250
City/State/Zip: Las Vegas, NV 89117

Escrow #: 002881-KA

1486 COLORADO BLVD
LOS ANGELES, CA 90041