

APN No.: 001-095-22  
NCS-646796-5  
When Recorded, Mail To:

Washington Federal  
Attn: Corporate Real Estate  
425 Pike Street  
Seattle, WA 98101

Mail Tax Statements To:

Washington Federal  
Attn: Corporate Real Estate  
425 Pike Street  
Seattle, WA 98101



**GRANT, BARGAIN AND SALE DEED**

The grantor BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association, successor by merger to Bank Building, Inc., a Nevada corporation, whose address is 100 North Tryon Street, N.C. 28255, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to grantee(s) WASHINGTON FEDERAL, NATIONAL ASSOCIATION, a national banking association, whose address is 425 Pike Street, Seattle, WA 98101, all right, title, and interest in and to that real property situated in the County of Lincoln, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to (collectively, with the real property described in Exhibit A, the "Property").

SUBJECT TO:

The matters specifically set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

[Signature page follows]



IN WITNESS WHEREOF, this instrument has been executed this 30<sup>th</sup> day of April, 2014.

GRANTOR:

BANK OF AMERICA, NATIONAL ASSOCIATION

[Signature]

By: Kathleen M. Luongo

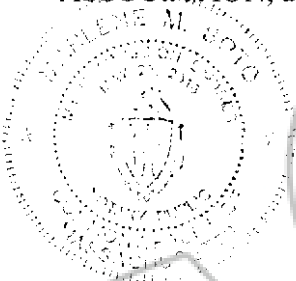
Title: Vice President

NVI-116

STATE OF Massachusetts  
COUNTY OF Suffolk ) ss:

This instrument was acknowledged before me on April 30, 2014 by Kathleen M. Luongo VP of BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association.

[Signature]  
Notary Public



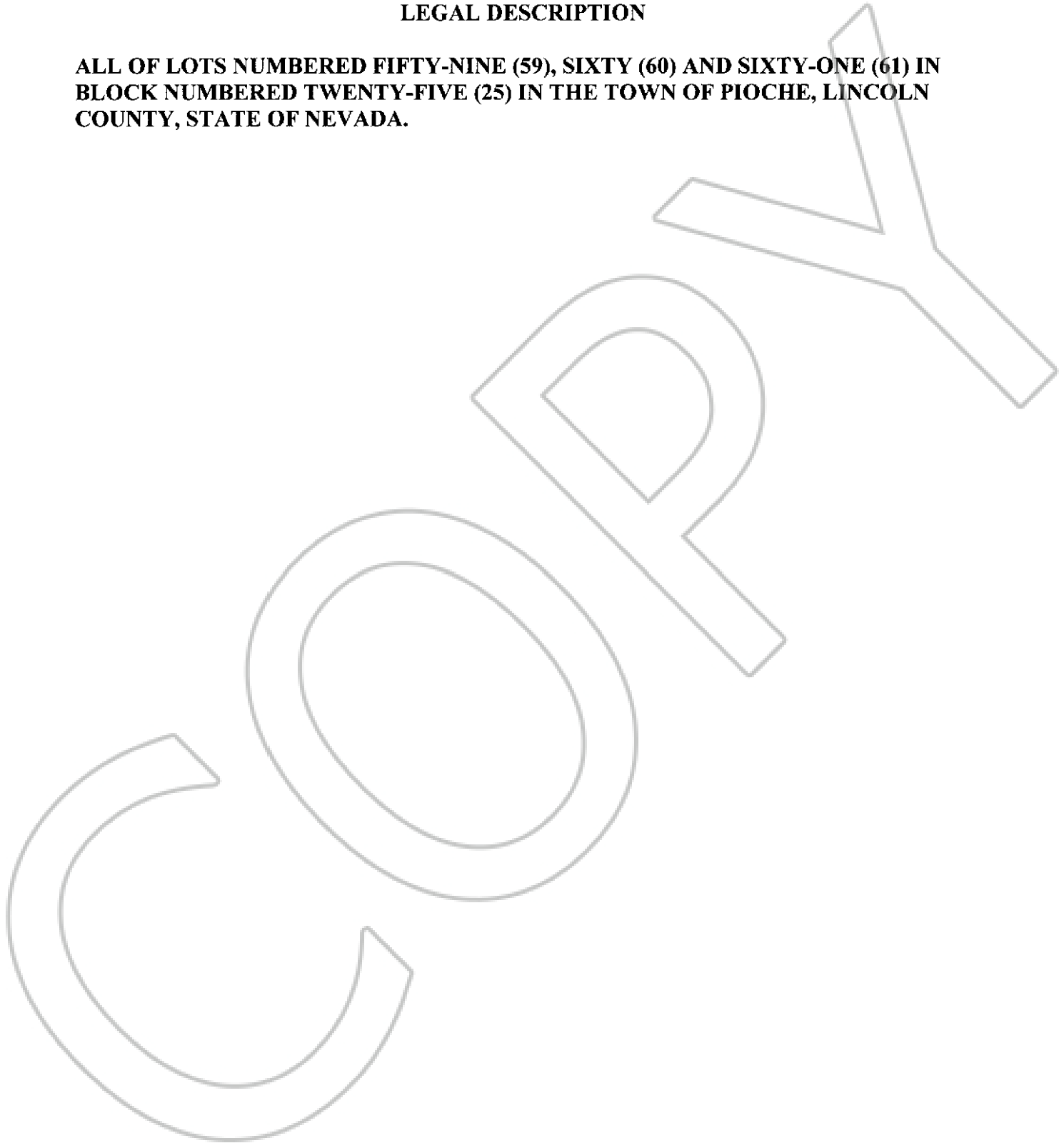
MARLENE M. Soto  
Exp. 5/25/18



**EXHIBIT A**

**LEGAL DESCRIPTION**

**ALL OF LOTS NUMBERED FIFTY-NINE (59), SIXTY (60) AND SIXTY-ONE (61) IN  
BLOCK NUMBERED TWENTY-FIVE (25) IN THE TOWN OF PIOCHE, LINCOLN  
COUNTY, STATE OF NEVADA.**



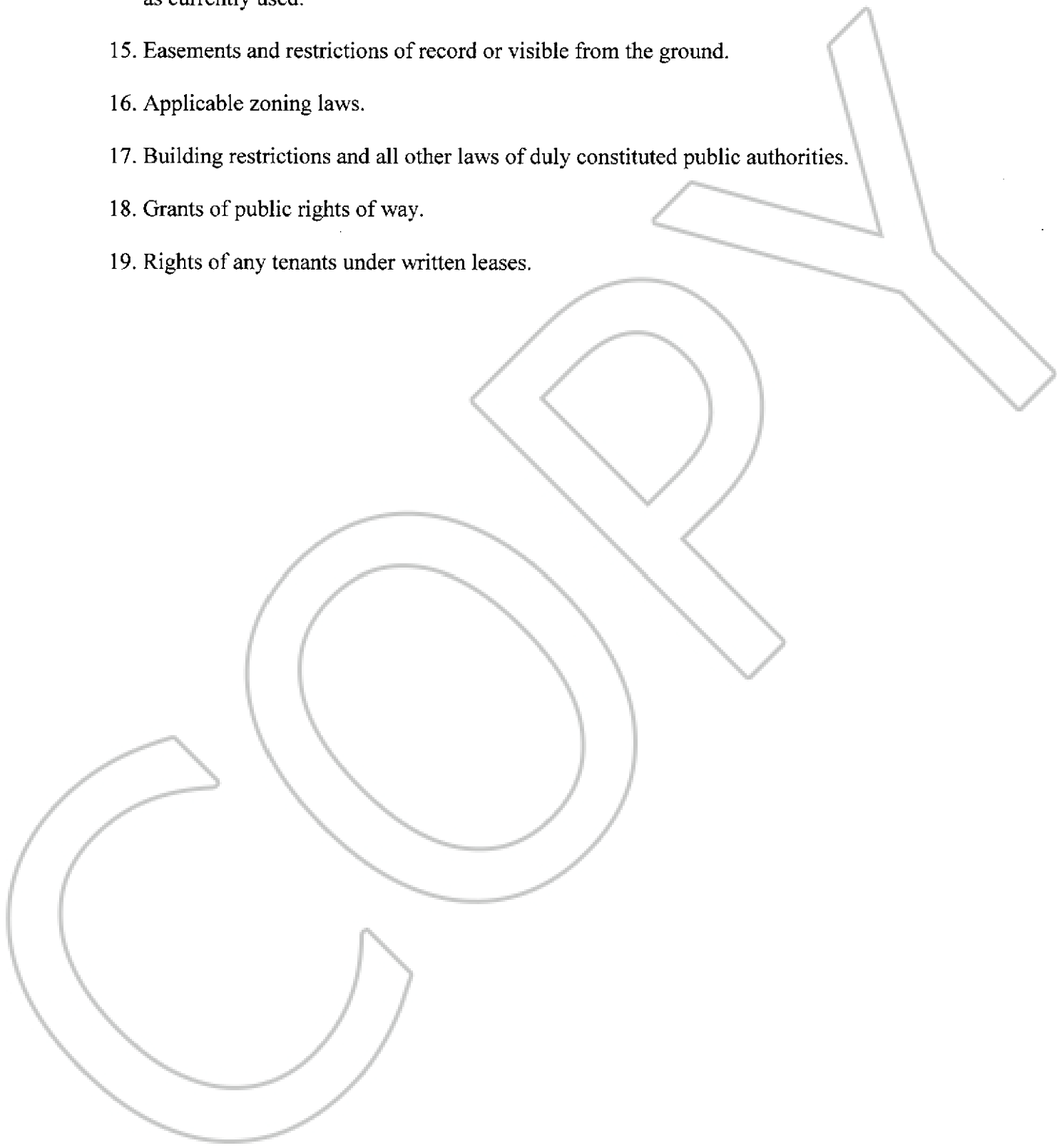


**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
3. Any taxes that may be due as provided under Nevada Revised Statute 361.4725.
4. Those taxes for the fiscal year July 1, 2013, through June 30, 2014, including any secured personal property taxes collected by the County Treasurer for APN 001-095-22.
5. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
6. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Town of Pioche Map No. 27436 referenced in the legal description contained herein.
7. Reservations and provisions as contained in Patent from the United States of America, recorded March 16, 1975, in Book M of Deed Records, Page 565, Lincoln County, Nevada Records.
8. Covenants, conditions, easements and restrictions in an Agreement recorded May 07, 1940, in Book L of Miscellaneous Records, Page 384 as Instrument No. 14999 of the Official Records of Lincoln County, Nevada ("Official Records").
9. Covenants, conditions, easements and restrictions in an Easement Agreement recorded September 19, 2008, in Book 244, Page 500 as Instrument No. 132612 of Official Records.
10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 141167.
11. Covenants, conditions, easements and restrictions in a Reciprocal Easement Agreement recorded August 31, 2012, in Book 274, Page 0040 as Instrument No. 0141923 of Official Records.
12. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM survey.
13. Rights of parties in possession.



- 14. Matters that do not impair in any material respect grantee's use of any of the real property as currently used.
- 15. Easements and restrictions of record or visible from the ground.
- 16. Applicable zoning laws.
- 17. Building restrictions and all other laws of duly constituted public authorities.
- 18. Grants of public rights of way.
- 19. Rights of any tenants under written leases.



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-145371

05/06/2014

04:18 PM

Official Record

1. Assessor Parcel Number(s)

- a) 001-095-22
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

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
- i)  Other \_\_\_\_\_

FOR REC

Page 1 of 2 Fee: \$43.00  
Recorded By: AE RPTT: \$247.65  
Book- 287 Page- 0066

Book \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

\$63,274.14

b) Deed in Lieu of Foreclosure Only (value of

( \$ \_\_\_\_\_ )

c) Transfer Tax Value:

\$63,274.14

d) Real Property Transfer Tax Due

\$249.60 247.65

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: \_\_\_\_\_

Signature: Renee J. ... SVI

Capacity: Grantee

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

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

Print Name: Bank of America

Print Name: National Association

Address: 100 North Tryon Street

Address: 425 Pike Street

City: Charlotte

City: Seattle

State: NC Zip: 28255

State: WA Zip: 98101

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

First American Title Insurance

Print Name: Company

File Number: NCS-646796-5-HHLV js/js

Address: 2500 Paseo Verde Parkway #120

City: Henderson

State: NV

Zip: 89074

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



**DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-095-22
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$63,274.14
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$63,274.14
- d) Real Property Transfer Tax Due ~~\$249.60~~ 247.65

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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Signature: [Signature] Capacity: Vice President  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Bank of America  
 Address: 100 North Tryon Street  
 City: Charlotte  
 State: NC Zip: 28255

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

Print Name: Washington Federal National Association  
 Address: 425 Pike Street  
 City: Seattle  
 State: WA Zip: 98101

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

First American Title Insurance  
 Print Name: Company File Number: NCS-646796-5-HHLV js/js  
 Address 2500 Paseo Verde Parkway #120  
 City: Henderson State: NV Zip: 89074

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