

**Title365** AFTER RECORDING RETURN TO:  
DOCUMENT PROCESSING SOLUTIONS, INC.  
590 W. LAMBERT RD.  
BREA, CA 92821

A.P.N.: 004-151-54  
File No: NV-739-JH

R.P.T.T.: \$228.15

~~When Recorded Mail To:~~ Mail Tax Statements To:  
Kyle Blackburn and Janessa Blackburn  
P.O. BOX 652  
Alamo, NV 89001

**DOC # 0152449**

08/07/2017

03:23 PM

**Official Record**

Recording requested By  
DOCUMENT PROCESSING SOLUTIONS, INC.

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$41.00 Page 1 of 3  
RPTT: \$228.15 Recorded By: AK  
Book- 313 Page- 0250



DS3100-16002091

16002091

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**U.S. Bank Home Mortgage, a Division of U.S. Bank National Association, Who  
Acquired Title as U.S. Bank Home Mortgage**

do(es) hereby *GRANT, BARGAIN and SELL* to

**Kyle Blackburn and Janessa Blackburn, husband and wife as joint tenants**

Whose address is: P.O. BOX 652, ALAMO NV 89001

the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



0152449

Book: 313  
Page: 251

08/07/2017  
Page: 2 of 3

Date 07/21/17

**U.S. Bank Home Mortgage, a Division of  
U.S. Bank National Association, Who  
Acquired Title as U.S. Bank Home  
Mortgage**

*Rita J. Heinn*  
By: Authorized Signatory

Rita J. Heinn, Assistant Vice President PRINT  
ED NAME & TITLE

State of Minnesota

County of Hennepin

On July 21, 2017 before me Cynthia Joan Chamberlain, Notary Public,

Personally appeared

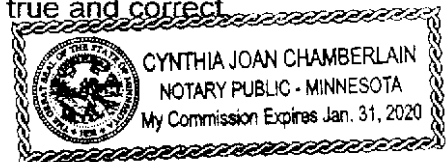
Rita J. Heinn, Assistant Vice President

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 Minnesota that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cynthia Joan Chamberlain* (Seal)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated \_\_\_\_\_, 2017 under Escrow No. NV-739-JH.

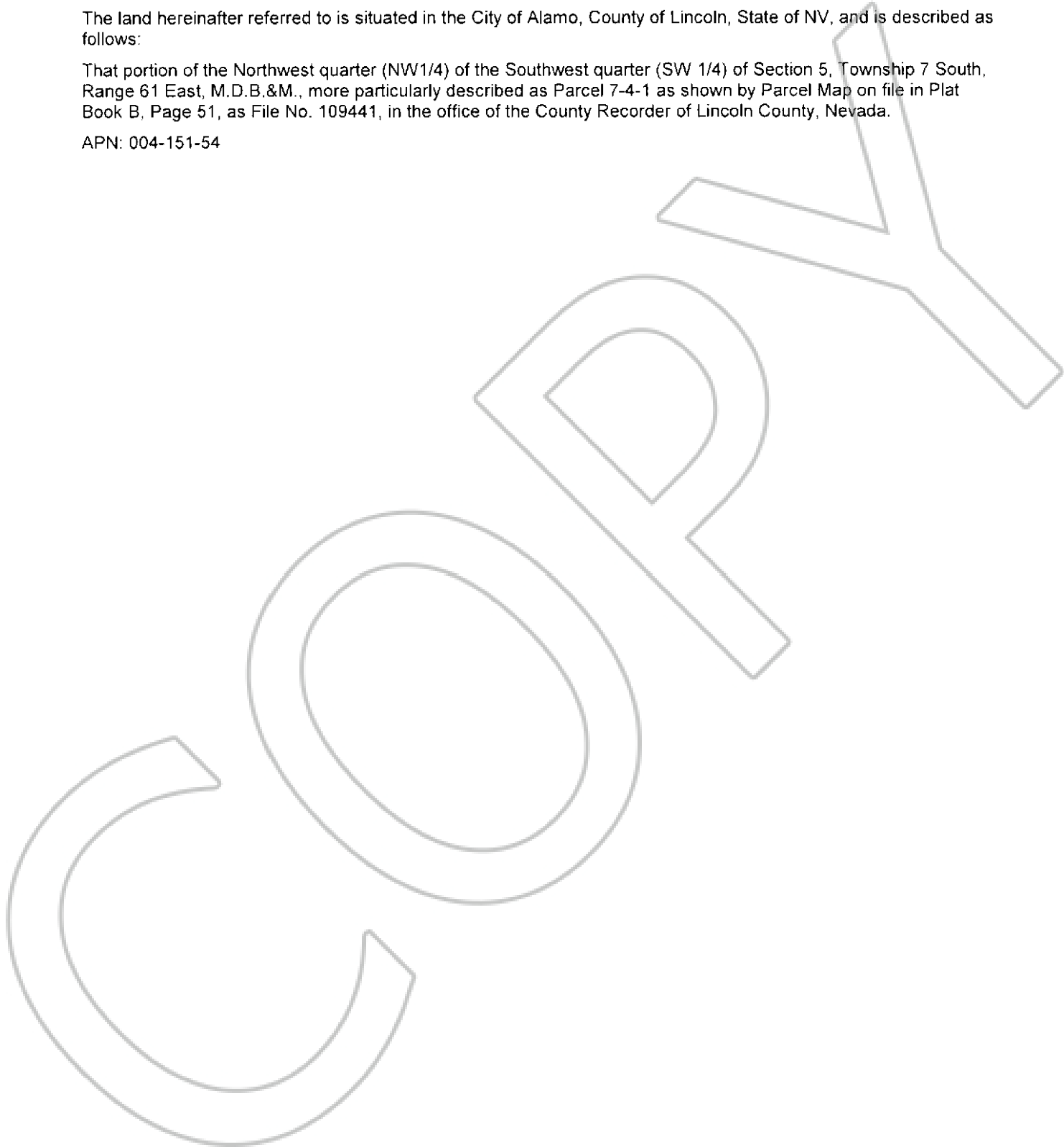


**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Alamo, County of Lincoln, State of NV, and is described as follows:

That portion of the Northwest quarter (NW1/4) of the Southwest quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as Parcel 7-4-1 as shown by Parcel Map on file in Plat Book B, Page 51, as File No. 109441, in the office of the County Recorder of Lincoln County, Nevada.

APN: 004-151-54



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DOCUMENT PROCESSING SOLUTIONS, INC.

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00  
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- 1. Assessor Parcel Number(s)
  - a) 004-151-54
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$58,100.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$58,100.00
- Real Property Transfer Tax Due \$228.15

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

- 5. Partial Interest: Percentage being transferred:  100% 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: Grantor Rita J. Heinn, Assistant Vice President  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: U.S. Bank Home Mortgage, a Division of U.S. Bank National Association, Who Acquired Title as U.S. Bank Home Mortgage  
 Address: 4801 Frederica Street  
 City: Owensboro  
 State: KY Zip: 42301

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Kyle Blackburn/VANESSA BLACK BURN  
 Address: P.O. BOX 652  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: TITLE 365 - DS3100-16002091 File Number: NV 739 JH JH G?  
 Address: 5000 BIRCH ST SUITE 550  
 City: NEWPORT BEACH State: CA Zip: 92660

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

PRINT NAME: DOCUMENT PROCESSING  
 ADDRESS: 590 LAMBERT RD  
 CITY/STATE/ZIP: BREA, CA 92821

FILE # 16002091