

EUREKA COUNTY, NV

**2025-254371**

RPTT:\$370.50 Rec:\$37.00

\$407.50 Pgs=3

**03/31/2025 12:02 PM**

NOVARE NATIONAL SETTLEMENT SERVICE

KATHERINE J. BOWLING, CLERK RECORDER

**APN/Parcel ID: 002-054-14**

**Order No.: NV2302164BR**

**Title No.: NV2302164BR**

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

**DEBRA HARTWIG**  
4020 Eureka Avenue  
Crescent Valley, NV 89821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

**R.P.T.T \$370.50**

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

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 Cottage-TT-V,**

does hereby GRANT, BARGAIN AND SELL TO

**DEBRA HARTWIG, an Unmarried Woman**

the real property situated in the City of Crescent Valley, County of Eureka, State of  
Nevada and described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE **EXHIBIT "A"**  
ATTACHED HERETO AND MADE A PART HEREOF.

**Commonly known as 4020 Eureka Avenue, Crescent Valley, NV 89821 and**

**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 revisions, remainders,  
rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: March 12<sup>th</sup>, 2025

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, By  
Nationstar Mortgage LLC, its Attorney in Fact

BY: Donna Sasueda

NAME: Donna Sasueda

TITLE: Assistant Secretary

STATE OF Texas  
COUNTY OF Denton

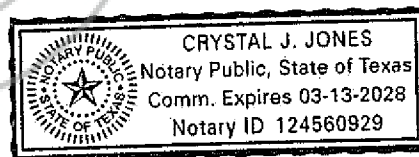
On March 12, 2025, personally appeared Donna Sasueda, the Assistant Secretary of Nationstar Mortgage, LLC, the Appointed Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, known to me personally to be the person whose name is subscribed to the within instrument and acknowledged to me that their signature was a free and voluntary act for the purposes set forth in this instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of Texas, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Crystal J. Jones

Signature of Notary Public



**EXHIBIT "A"**  
Legal Description

**APN/Parcel ID: 002-054-14**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CRESCENT VALLEY, COUNTY OF EUREKA, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, BLOCK 31, OF CRESCENT VALLEY RANCH & FARM UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34081.

**Commonly Known as 4020 Eureka Avenue, Crescent Valley, NV 89821**

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-054-14  
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 ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due: \_\_\_\_\_

\$ \$95,000.00  
( \_\_\_\_\_  
\$ \$370.50  
\$ \$370.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # None  
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 ESCROW OFFICER Grantor  
PATTY CALVILLO

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: U.S. Bank National Association, not in its individual capacity but  
solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V  
Address: c/o Nationstar Mortgage, LLC, 2780 Lake Vista Drive  
City: Lewisville  
State: TX Zip: 75067

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: DEBRA HARTWIG  
Address: 4020 Eureka Avenue  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: Patty Calvillo Escrow # NV2302164RR  
Address: 4400 MacArthur Blvd Suite 801  
City: Newport Beach State: CA Zip: 92660

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