

125959

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2006 FEB 16 PM 4 54

This Instrument Prepared by:
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33579

LINCOLN COUNTY RECORDED
FEE 41.00 59A 20.30 DEPA
LESLIE BOUCHER

19032055

Return to and mail tax statements to:
PETER E. LARSON
JOYCE A. LARSON
4561 MOUNTAIN VISTA, LV, NV 89121
Property Tax ID#: 03-077-02

SPECIAL WARRANTY DEED

This WARRANTY DEED, executed this 9th day of Nov. 2005,
by **SECRETARY OF VETERAN AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, WHOSE ADDRESS IS DEPARTMENT OF VETERAN AFFAIRS, WASHINGTON, DC 20420**, hereinafter called GRANTOR, grant to Peter E Larson, a married man and Joyce A. Larson, a married woman as joint tenants, of **4561 MT VISTA STREET, LAS VEGAS, NV 89121**, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$ 66,750.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in LINCOLN County, Nevada, viz:

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF LINCOLN, CITY OF CALIENTE, AND IS DESCRIBED AS FOLLOWS:

LOT 9 IN BLOCK 1 OF CALIENTE, NEVADA AS SHOWN ON THE OFFICIAL PLAT IN THE RECORDER'S OFFICE OF LINCOLN COUNTY, NEVADA (BEING IN SECTION 7 AND 8 OF TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. &M.).

PROPERTY ADDRESS:
173 MAIN STREET
CALIENTE, NV 89008

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above. Signed, sealed and delivered in our presence:

Pursuant to provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veteran Affairs does not seek to exercise exclusive jurisdiction over the within described

Secretary of Veteran Affairs, An officer of the United States of America

[Handwritten Signature]

By: MICHAEL MORELAND

Its: Director, VA PEO

OCWEN LOAN SERVICING
Pursuant to a delegation of authority
Contained in 38 C.F.R. § 36.4342 (f)

Jewett Simpson
Witness

JEWETT SIMPSON
Printed Name

Sydney B. Sande
Witness

Sydney B. Sande's
Printed Name



STATE OF Florida
COUNTY OF Clearwater

The foregoing instrument was hereby acknowledged before me this Nov ^{9th} day of Nov, 2005, by MICHAEL MORELAND, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veteran Affairs, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

Valerie Braxton
Notary Public
My commission expires:



Valerie Braxton
My Commission DD318917
Expires May 12, 2006

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning

described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents.

COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 03-077-02

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
 Documentation/Instrument #: 125059
 Book: 212 Page: 220-222
 Date of Recording: Feb 16, 2004
 Notes:

3. Total Value/Sales Price of Property:

\$66,750.00

Deed in Lieu Only (value of forgiven debt):

\$ ()

Taxable Value:

\$66,750.00

Real Property Transfer Tax Due:

\$261.30

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 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 [Signature]

Capacity Grantee

Signature [Signature]

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Secretary of Veterans Affairs
 Address: 12650 Ingenuity Drive
 City: Orlando
 State: Florida Zip: 32826

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peter E. Larson
 Address: 4561 Mtn. Vista
 City: LV
 State: NV Zip: 89121

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

Print Name: Chicago Title
 Address: 3980 Howard Hughes Parkway
 City/State/Zip: Las Vegas, NV 89109

Escrow #: 05026000-088

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