

Official Record

Recording requested By
FIDELITY NATIONAL TITLE AGENCY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: \$117.00 Recorded By: AE

Book- 251 Page- 0134

APN: ~~044-132-06~~ ^N004-132-000

RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.
Escrow No. FT090013668

**When Recorded Mail Document
and Tax Statement To:**

Eric Howard and Jessica Howard
3420 S Chieftain Street
Las Vegas, NV 89117



0134288

RPTT: \$153.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Aurora Loan Services, LLC

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Eric Howard and Jessica Howard husband and wife as joint tenants

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

LOT 13 OF ALAMO SOUTH SUBDIVISION TRACT NO.1, UNIT NO.1, AS SHOWN ON THAT CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON THE 13TH DAY OF JANUARY, 1977, IN BOOK A-1 OF PLATS, PAGE 124, ASSIGNED NO. 59020.

EXCEPTING AND RESERVING ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR AND OTHER VALUABLE MINERALS WHICH MAY EXIST IN THE SAID TRACT AS RESERVED IN THE LAND PATENT RECORDED APRIL 9, 1927 IN BOOK C-1 OF DEEDS, PAGE 296 AS FILE NO. 3965, LINCOLN COUNTY, NEVADA RECORDS.

- SUBJECT TO:**
1. Taxes for the fiscal year 2009-10 - SEE EX TWO SPECIAL WD VERBIAGE
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: September 1, 2009



0134288

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Aurora Loan Services, LLC, by LPS Asset Management Solutions, Inc., as Attorney in fact.

By: [Signature]

Print Name: Norma J. Dudgeon, AVP

State of: Colorado
County of: Jefferson

I, Heidi Di Sano, a Notary Public of the County and State first above written, do hereby certify that Norma J. Dudgeon, AVP personally appeared as AVP of LPS Asset Management Solutions, Inc., as Attorney in fact on behalf of said Aurora Loan Services, LLC, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3 day of September, 2009.

[Signature]
Notary Public:

My Commission Expires: 06/17/2013

**HEIDI E. DiSANO
NOTARY PUBLIC
STATE OF COLORADO**

My Commission Expires 06/17/2013



**SPECIAL WARRANTY DEED
Exhibit" Two"**

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

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Page 1 of 2 Fee: \$16.00
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**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 0 14-132-06
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-----------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

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

- 3. a) Total Value/Sales Price of Property \$ 29,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c) Transfer Tax Value: \$ 29,900.00
- d) Real Property Tax Due \$ 153.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: 	PS Asset Management Solutions, Inc. as attorney in fact	Capacity: _____
Signature: _____	Norma J. Dudgeon, AVP	Capacity: _____

SELLER (GRANTOR) INFORMATION
 (Required)

Print Name: Aurora Loan Services, LLC
 Address: 10385 Westmoor Drive #100
 City, State, Zip: Westminster, CO 80021

BUYER (GRANTEE) INFORMATION
 (Required)

Print Name: Eric Howard, Jessica Howard
 Address: 3420 S. Chieftain St.
 City, State, Zip: Las Vegas, NV 89117

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

Fidelity National Title Agency of Nevada, Inc. Escrow #: FT13-FT090013668-RB
 3100 W. Sahara Ave, Suite 115
 Las Vegas, NV 89102

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 014-132-06
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-----------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

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 Notes: _____

- | | | | |
|-------|--|----|---------------------------------|
| 3. a) | Total Value/Sales Price of Property | \$ | <u>29,900.00</u> |
| b) | Deed in Lieu of Foreclosure Only (value of property) | \$ | _____ |
| c) | Transfer Tax Value: | \$ | <u>29,900.00</u> |
| d) | Real Property Tax Due | \$ | <u>152.00 117.00</u> |

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- b) Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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
 Signature: *Jessica Howard* Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Aurora Loan Services, LLC
 Address: 10385 Westmoor Drive #100
 City, State, Zip: Westminster, CO 80021

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Eric Howard, Jessica Howard
 Address: 3420 S. Chieftain St.
 City, State, Zip: Las Vegas, NV 89117

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