

APN # 002-143-06

Recording requested by:  
TD Service Company  
When recorded mail to:

Veterans Administration  
3333 N Central Avenue  
Phoenix, AZ 85012

File No.: GD50269  
VA Loan No.: 45-45-6-2716507

OCT 76546



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

The undersigned hereby affirms that there is no Social Security Number contained in this document

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

**SELENE FINANCE LP**, does hereby GRANT, CONVEY, BARGAIN AND SELL to:

**SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**

The holder hereby covenants and warrants against the acts of the holder and those claiming under the holder,

the following described real property in the County of Lincoln, State of Nevada:


**PART OF LOT 2, BLOCK 15, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 80 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES SOUTH 70 FEET; THENCE AT RIGHT ANGLES WEST 10 FEET; THENCE AT RIGHT ANGLES SOUTH 65 FEET; THENCE AT RIGHT ANGLES WEST 100 FEET; THENCE AT RIGHT ANGLES NORTH 135 FEET TO THE SOUTH SIDE OF "F" STREET; THENCE EAST ALONG THE SOUTH SIDE OF SAID "F" STREET 110 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED February 8, 2016 IN BOOK 300, PAGE 703, AS INSTRUMENT NO. 148829**

Dated: 3-29-16

Selene Finance LP

  
By: Stephanie McDaniel  
Title: Claims Manager



0149196

Book 302  
Page 479

04/21/2016  
Page 2 of 2

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File No.: GD50269

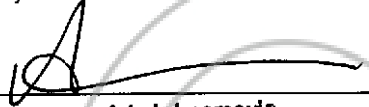
VA Loan No.: 45-45-6-2716507

State of **Florida**

County of **Duval**

On 3-29-16 before me, Admir Imamovic, a Notary Public, personally appeared Stephanie McDaniel 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.

WITNESS my hand and official seal

Signature  (Seal)  
**Admir Imamovic**



**Admir Imamovic**  
COMMISSION #FF 141918  
EXPIRES: JUL 15, 2018  
BONDED THRU  
1st FLORIDA NOTARY, LLC

(This space for notary seal)

**MAIL TAX STATEMENT TO:**

VA Regional Loan Center 3333 N. Central Avenue Phoenix, AZ 85012-2402



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EXHIBIT A

NRS 328.110

The Secretary of Veterans Affairs, an Officer of the United States of America, and/or his/her successors and assignors in such office as such, pursuant to the Nevada Revised Statutes 328.110 has heretofore given public written notice that they do not seek exclusive jurisdiction over the within described property.

This is to certify that the interest in Real Property conveyed by the attached Grant Deed from Selene Finance, LP to the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at U.S. Department of Veterans Affairs, VA Regional Loan Center, 3333 N Central Ave, Phoenix, AZ 85012 (Grantee), is **acceptance if the Grantee determines the property meets the requirements of part 36 of Title 38, Code of Federal Regulations. The Grantee consents to the recordation thereof by its duly authorized officer. Nothing herein waives the Grantee's authority to determine that the property is not acceptable pursuant to 38 C.F.R. 36.4323.**

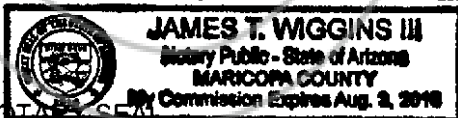
Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, pursuant to the delegation of authority at 38 C.F.R. 36.4345.

Robert A. McDonald  
Secretary  
Department of Veterans Affairs  
BY Monica J. Greiner  
Monica J. Greiner  
Acting Loan Guaranty Officer  
Department of Veterans Affairs  
Regional Office  
3333 North Central Avenue  
Phoenix, Arizona 85012

STATE OF ARIZONA )  
 ) ss  
COUNTY OF MARICOPA )

On this date, before me a notary public in and for said County and State, personally appeared Susan A. Lloyd, Loan Guaranty Officer, Loan Guaranty Division of the Department of Veterans Affairs, an agency of the United States Government, to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, and acknowledged that she executed the same as the free act and deed of said secretary.

Witness my hand and seal the 17<sup>th</sup> day of March, 2016.



Signature ---Notary Public

Expiration Date: 8/3/18

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
SERVICELINK

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00  
Recorded By: HB RPTT:  
Book- 302 Page- 0478

- 1. Assessor Parcel Number(s)
  - a. 002-143-06 \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input checked="" type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 75,225.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )
- c. Transfer Tax Value: \$ 75,225.00
- d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 02
- b. Explain Reason for Exemption: Transfer is to a government entity.

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: Trustee

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Selene Finance

Address: 9990 Richmond Avenue

City: Houston

State: TX Zip: 77042

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

Print Name: Veterans Adminstration

Address: 3333 N Central Avenue

City: Phoenix

State: AZ Zip: 85012

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

Print Name: DMontero TD Service Company / Cow County Title Co Escrow # GD50269 /76546

Address: 4000 W. Metropolitan Dr #400 / P O Box 518

City: Orange / Ploche State: CA Zip: 92868

NV 89403