

APN: 004-042-16

Lawyers Title

615610204

Recording Requested by:  
Lawyers Title Company

When recorded mail to:

Corey L. Vaught  
PO Box 885  
Caliente, NV 89008



0149381

615610204

**SPECIAL WARRANTY DEED**

File No. FHL10190

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we, **Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association**, the GRANTOR does hereby convey to

Corey L. Vaught, An Unmarried Man, the GRANTEE

the following described real property situate in Lincoln County, **NEVADA**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 36 AND RUNNING THENCE NORTH ALONG THE EAST SIDE OF MAIN STREET A DISTANCE OF 170 FEET; THENCE, RUNNING EAST AT RIGHT ANGLES A DISTANCE OF 100 FEET; THENCE RUNNING AT ANGLS SOUTH A DISTANCE OF 170 FEET TO THE SOUTH LINE OF SAID LOT 3: THENCE RUNNING WEST ALONG THE SOUTH LINE OF LOT 3 A DISTANCE 100 FEET TO THE PLACE OF BEGINNING.

REFERENCE BEING MADE TO A RECORD OF SURVEY RECORDED NOVEMBER 11, 1998, IN BOOK B; PAGE 158 OF PLATS AS FILE NO. 111847, LINCOLN COUNTY, NEVADA.

Parcel ID: 004-042-16

See EXHIBIT "A"

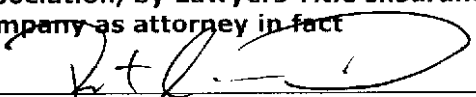
Subject to: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other,

DATED: May 24th, 2016

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

**Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association, by Lawyers Title Insurance Company as attorney in fact**

  
By: Robert Garcia



0149381

Book: 303  
Page: 371

06/03/2016  
Page: 2 of 3

**EXHIBIT "A"**

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$54,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$54,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

**COPY**



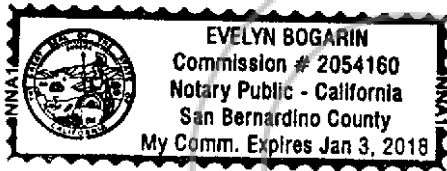
STATE OF California )  
 )ss.  
County of Riverside )

On May 24, 2016, before me, the undersigned Notary Public, personally appeared Robert Garcia, personally known to me (or 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.

My Commission Expires: January 3, 2018

  
\_\_\_\_\_  
Notary Public



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  
Recorded By: HB RPTT: \$175.50  
Book- 303 Page- 0370

- 1. Assessor Parcel Number(s)
  - a. 004-042-16
  - 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> |
|--|--|

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: RPPT CHARGED \$175.50 *NO*

- 3. a. Total Value/Sales Price of Property \$ 45,000.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 232.06

- 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 *Corey L. Vaught* Capacity: Buyer  
 Signature *Pat* Capacity: Seller

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Fannie Mae  
 Address: 14221 Dallas Parkway #1000  
 City: Dallas  
 State: TX Zip: 75254

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Corey L. Vaught  
 Address: PO Box 885  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Lawyers Title Company Escrow # FHL10249-EB  
 Address: 3480 Vine Street Suite 100  
 City: Riverside State: CA Zip: 92507

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE SIGNED ORIGINAL DOCUMENT.  
 BY: *Hampos*