

**Official Record**Recording requested By  
FIRST AMERICAN TITLELincoln County - NV  
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3  
RPT: \$241.80 Recorded By: LB  
Book- 309 Page- 0638

Tax ID No. 004-112-07

Escrow No. 116-2517348  
Case # 332-448279**Return Document To:**  
Derek, Bianca & Cheyenne Bowman  
P.O. Box 565  
Alamo, NV 89001**Mail Tax Statement To:**  
Derek, Bianca & Cheyenne Bowman  
P.O. Box 565  
Alamo, NV 89001**SPECIAL WARRANTY DEED**

This indenture, Made <sup>20</sup>~~3/17~~/2017 by and between Julian Castro Sworn in as Secretary for the U.S. Department of Housing and Urban Development AKA **The Secretary of Housing and Urban Development, It's Successors and/or Assigns**, (hereinafter referred to as "Grantor"), **34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003**, and (hereinafter referred to as "Grantee"); Derek K. Bowman and Bianca Bowman, husband and wife and Cheyenne Bowman, an unmarried woman as joint tenants with right of survivorship **Witnesseth:** That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and **Other Good and Valuable Considerations** in hand paid by the said Grantee (s), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantee (s) forever the following described tract of land in Lincoln County in the State of Nevada:

Exhibit "A" attached hereto and made a part hereof

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/21/2017****Being** the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended ( 12 U.S.C. 1701 ) and The Department of Housing and Urban Development Act ( 42 U.S.C. 3531.)**And**, the said Grantor, for himself and his successors hereby covenants and specially warrants to and with the said Grantee (s), heirs and assigns, that previous to the time of execution of this conveyance, the said Grantor has not conveyed the same estate, or any right, title or interests therein, to any person other than the Grantee (s) and that at the time of execution of this conveyance the said



premises are free from encumbrances done, made or suffered by the Grantor, or any person claiming by, through or under him.

And, The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Subject to All covenants, restrictions, easements, conditions and rights appearing of record; Subject to taxes for the year 2006 and thereafter; and Subject to any state of facts an accurate survey would show. 2017

In Witness Whereof the undersigned being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, has set his/her hand as a principal and/or officer of Chronos Solutions, Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

The Secretary of Housing and Urban Development,  
Its successors and assigns, By Chronos Solutions,  
Chronos Solutions, LLC

For HUD by Barbara Preece  
Barbara Preece, VP, Government Services  
By: \_\_\_\_\_ Its: \_\_\_\_\_

State of TEXAS

(ss)  
County of Willamson

Sworn to and subscribed before me by Barbara Preece, the  
VP (title) of Chronos Solutions, Management and

Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, and being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, on the 20th day of March 2017.

Commission Expires: 11-18-18  
Notary Public Shirley Bradberry  
Residing In: Travis County, TX





EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

PARCEL 1:

DESCRIPTION OF A PARCEL OF LAND IN THE SOUTHWEST CORNER OF BLOCK 66 (BEING IN THE SOUTH HALF OF SAID BLOCK 66 WHICH IS NOT SHOWN ON THE ORIGINAL TOWN PLAT FILED IN BOOK A, PAGE 41 OF LINCOLN COUNTY RECORDS, BUT OTHERWISE ACCEPTED LOCALLY AS A REGULAR BLOCK CONFORMING TO ALL OTHER BLOCKS AS PLATTED) OF THE TOWN OF ALAMO, LINCOLN COUNTY, NEVADA AND AS SHOWN ON THE RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, FILE # 0129927, PLAT BOOK C, AT PAGE 357, WHICH IS LOCATED WITHIN THE NW 1/4 OF SECTION 8, T. 7 S., R. 61 E., M.D.M. AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SUBJECT PARCEL MONUMENTED BY A REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 8 BEARS 85° 21' 44" E. 3143.19';  
THENCE N 02° 08' 43" W 90.11' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751;  
THENCE S 89° 55' 33" E 104.02' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751;  
THENCE S 00° 13' 35" E 89.52' TO A REBAR AND PLASTIC CAP STAMPED L. SMITH PLS 12751;  
THENCE N 89° 53' 54" W 100.99' TO THE POINT OF BEGINNING.  
THE BASIS OF BEARING IS THE NORTH LINE OF THE ALAMO SMITH SUBDIVISION PLAT BOOK A, PAGES 124 AND 125, FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER WHICH IS N 89° 23' 52" E.

PARCEL 2:

AN AREA OF LAND ALONG THE SOUTH SIDE OF THE CEMENT BLOCK WALL ON THE NORTH BOUNDARY OF THE HIGBEE PROPERLY IN THE SOUTH HALF OF BLOCK 66, WHICH SOUTH HALF NOT SHOWN ON THE ORIGINAL MAP OF ALAMO, HAS SUBSEQUENTLY BEEN LAID OUT AND ACCEPTED AS IF IT IS THE SAME AS ALL OTHER BLOCKS, IT IS LOCATED IN SECTION 8, T. 7 S., R. 61 S., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF THE SAID WALL AT A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751 FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 8 BEARS N 86° 54' 00" E. 3036.70';  
THENCE S 00° 13' 35" E 0.52';  
THENCE ALONG THE DEED LINE (BOOK 128, PAGE 589) S 89° 46' 25" W 103.98';  
THENCE N 02° 08' 43" W 1.06' TO A PK NAIL AND DISC STAMPED L. SMITH PLS 12751 ON THE SAID WALL;  
THENCE S 89° 55' 33" E 104.01' ALONG SAID WALL TO THE POINT OF BEGINNING.  
THE BASIS OF BEARING IS THE NORTH SECTION LINE OF SAID SECTION 8 GIVEN AS N 89° 43' 04" W ON THE BOUNDARY LINE ADJUSTMENT MAP FILED PLAT BOOK C, PAGE 357.

THE ABOVE METES AND BOUNDS DESCRIPTIONS HAVE BEEN PREPARED BY SURVEYOR LEONARD SMITH, PLS 12751.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 07, 2016, IN BOOK 306, PAGE 416, AS INSTRUMENT NO. 150338.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT: \$241.80  
Book- 309 Page- 0638

- 1. Assessor Parcel Number(s)
  - a) 004-112-07
  - 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 RECC**

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

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

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

- 3. a) Total Value/Sales Price of Property: \$61,760.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$61,760.00
- d) Real Property Transfer Tax Due \$241.80

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - 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]

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

Capacity: Agent

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Secretary of Housing and Urban  
 Print Name: Development  
 Address: 34 Civic Center Plaza, Room 7015  
 City: Santa Ana  
 State: CA Zip: 92701-4003

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Derek K. Bowman and  
 Print Name: Bianca Bowman  
 Address: P.O. Box 565  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 116-2517348 dp/ dp  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson State: NV Zip: 89074

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