

Official Record

Recording requested By  
SELCTITLE, LLC

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$237.90 Recorded By: AK  
Book- 310 Page- 0360

Prepared By and Return To:  
SelecTitle, LLC  
Attn: Charles R. Wood, Esq.  
12428 San Jose Blvd, Suite 5  
Jacksonville, FL 32223



File No.: NV-ST1600448

*RETURN TO*  
Linear Settlement Services  
ATTN: Recording Department  
127 John Clarke Road  
Middletown, RI 02842

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 4 day of April, 2017,  
by Selene Finance LP, whose post office address is: 9990 Richmond Ave S # 400, Houston, TX 77042  
(Grantor), to Mark Higbee and Mary Higbee whose post office address is: 859 Higbee Ranch Lane,  
ALAMO, NV 89001 (Grantee).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land lying and being in LINCOLN County, Nevada, and more particularly described herein below (the "Property"):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, CITY OF ALAMO, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF AMENDED PARCEL MAP FOR JOE V. AND VAUGHN M. HIGBEE IN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M. AS SHOWN BY MAP THEREOF RECORDED JANUARY 20, 2000 AS IN PLAT BOOK B, PAGE 277 AS FILE NO. 113869, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

Parcel Identification No.: 01119209

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO those matters set forth in Exhibit "A" attached hereto and incorporated herein by this reference; provided, however, reference thereto shall not serve to re impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that, except as noted above, at the time of delivery of this Special Warranty Deed said Property was free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none others.



**IN WITNESS WHEREOF**, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed sealed, and delivered  
in the presence of:

Carmen Figueroa  
Print Name: **Carmen Figueroa**

Connie Baker  
Print Name: **Connie Baker**

Selene Finance LP

BY: Jan Blank  
**Jan Blank**  
Assistant Vice President

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me, by Jan Blank, as Assistant Vice President of Selene Finance, LP, on behalf of said company and who is personally known by me or has presented a \_\_\_\_\_ as identification, and who executed the foregoing instrument under the authority duly vested in him by said company and as the act and deed of said company.

WITNESS my hand and official seal in the County and State aforesaid this 4 day of April, 2017.

Jaime Cook

Notary Public, State of: TEXAS  
My Commission Expires: 1/30/2020

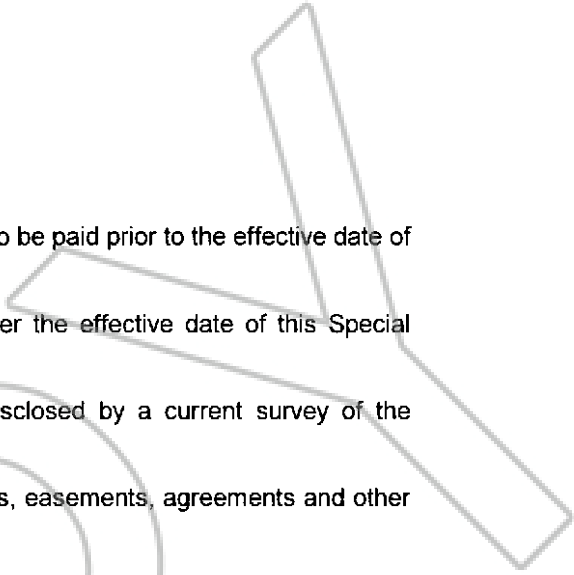
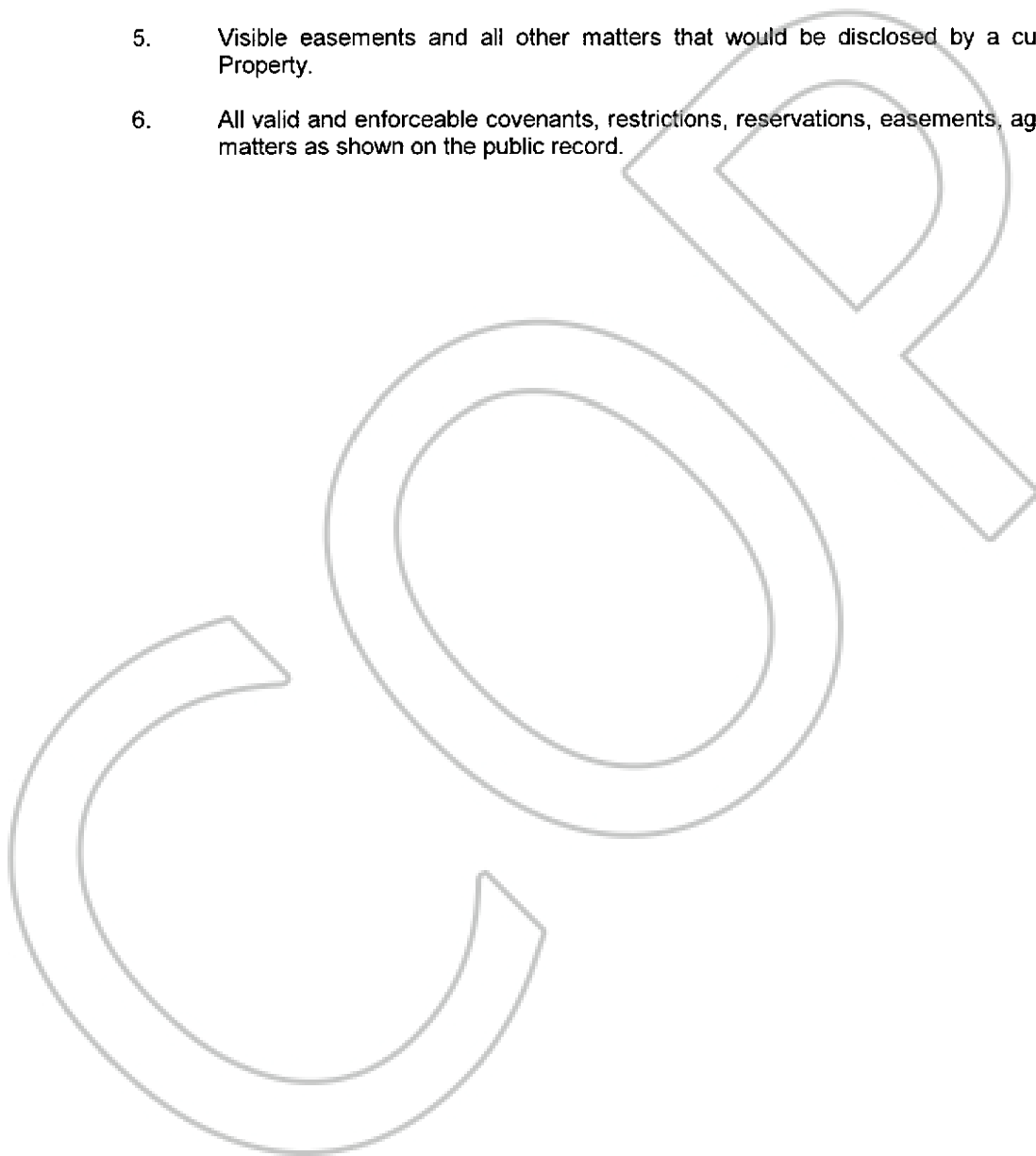




**EXHIBIT "A"**

Permitted Exceptions

1. Zoning and other ordinances.
2. Real estate taxes for the year of closing and thereafter.
3. Installments of special taxes and assessments not required to be paid prior to the effective date of this Special Warranty Deed.
4. Special taxes and assessments becoming a lien on or after the effective date of this Special Warranty Deed.
5. Visible easements and all other matters that would be disclosed by a current survey of the Property.
6. All valid and enforceable covenants, restrictions, reservations, easements, agreements and other matters as shown on the public record.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
SELCTITLE, LLC

Lincoln County - NV
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- 1. Assessor Parcel Number(s)
a. 011-192-09
b.
c.
d.

- 2. Type of Property:
a. [ ] Vacant Land b. [x] Single Fam. Res.
c. [ ] Condo/Twnhse d. [ ] 2-4 Plex
e. [ ] Apt. Bldg f. [ ] Comm'l/Ind'l
g. [ ] Agricultural h. [ ] Mobile Home
[ ] Other

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

- 3.a. Total Value/Sales Price of Property \$ 61,000.00
b. Deed in Lieu of Foreclosure Only (value of property ( ) )
c. Transfer Tax Value: \$ 61,000.00
d. Real Property Transfer Tax Due \$ 237.90

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 [Handwritten Signature] Capacity: TITLE AGENT

Signature [Handwritten Signature] Capacity: TITLE AGENT

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: SELENE FINANCE, LP
Address: 9990 RICHMOND AVE S #400
City: HOUSTON
State: TX Zip: 77042

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MARK HIGBEE AND MARY HIGBEE
Address: 859 HIGBEE RANCH LANE
City: ALAMO
State: NV Zip: 89001

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

Print Name: LINEAR SETTLEMENT- KAYLA
Address: 127 JOHN CLARKE ROAD
City: MIDDLETOWN

Escrow #
State: RI Zip: 02842