

LINCOLN COUNTY, NV

2018-155186

\$561.50

RPTT:\$526.50 Rec:\$35.00 09/05/2018 04:09 PM

FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AK

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

Tax ID No. 003-096-05

Escrow No. 116-2548929  
Case # 332-508520

**Return Document To:**  
Bonnie Shoning  
P.O. Box 704  
Caliente, NV 89008

**Mail Tax Statement To:**  
Bonnie Shoning  
P.O. Box 704  
Caliente, NV 89008

### SPECIAL WARRANTY DEED

This indenture, Made SEPTEMBER 4 2018 by and between Benjamin Carson 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"); Bonnie Shoning, an unmarried woman

**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:

SITUATE IN A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 12 AND THE EAST HALF OF LOT 11 IN BLOCK 41, AS SHOWN ON THE OFFICIAL PLAT KNOWN AS THE THOMAS E. DIXON ADDITION TO THE CITY OF CALIENTE, RECORDED SEPTEMBER 9, 1936 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK "A" OF PLATS, PAGE 46, LINCOLN COUNTY, NEVADA RECORDS.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** SEPTEMBER 5 2018

**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 2018 and thereafter; and **Subject** to any state of facts an accurate survey would show.

**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 Shirley Bradberry

Shirley Bradberry, AVP, Government Services

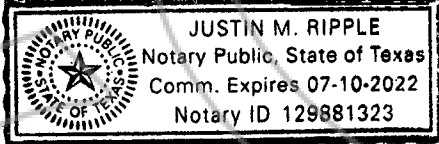
By: \_\_\_\_\_ Its: \_\_\_\_\_

State of Texas

County of Williamson <sup>(SS)</sup>

Sworn to and subscribed before me by Shirley Bradberry, the AVP (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 4th day of September 2018.



Commission Expires: \_\_\_\_\_

Justin M. Ripple  
Notary Public

Residing In: Williamson County, TX

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-096-05  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$134,750.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$134,750.00  
 d) Real Property Transfer Tax Due \$526.50

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]

Capacity: Agent

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

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

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

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

Secretary of HUD, Case#332-

Print Name: 508520

Print Name: Bonnie Shoning

Address: 34 Civic Center Plaza

Address: P.O. Box 704

City: Santa Ana

City: Caliente

State: CA      Zip: 92701

State: NV      Zip: 89008

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

First American Title Insurance

File Number: 116-2548929 dp/ JB

Print Name: Company

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV      Zip: 89074

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