

RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
Edward Potter

LINCOLN COUNTY, NV **2019-156636**
\$331.40
RPTT:\$296.40 Rec:\$35.00 **06/19/2019 01:57 PM**
FA NV DIRECT TITLE Pgs=3 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 001-057-10
Escrow Number: FMN12019
Title No: 80443

2565619

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$296.40, CITY TRANSFER TAX \$0.00
 computed on full value of property conveyed , AND

SPECIAL WARRANTY DEED

This Deed is from **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**, having its principal mailing address as PO Box 650043, Dallas, TX 75265-0043, (Grantor) to **Edward Potter a married man as his sole and separate property** (Grantee) and to Grantees heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Lincoln, State of Nevada, described as follows (the premises): Commonly known as: **477 Pioche St Pioche NV 89043**

See attached Exhibit "A"

The Grantor, for itself and for its successors does covenant and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that Grantor will warranty and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. Sec. 12 USC 1723a (c) (2).

DATED: *whsira*

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 Company as
Attorney in Fact

Melissa Garley
By: Melissa Garley, authorized signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

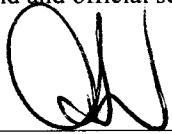
)
) SS.

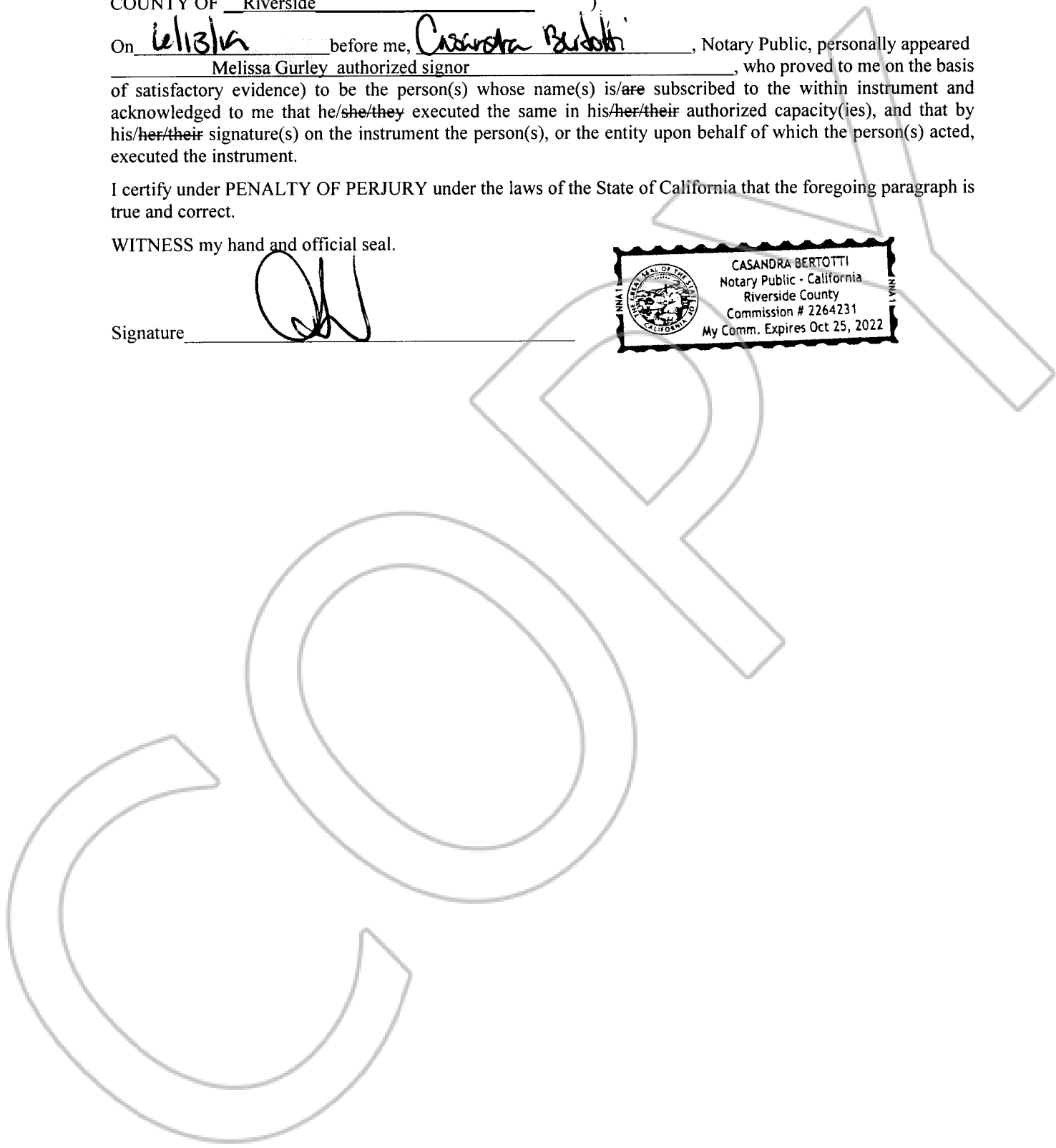
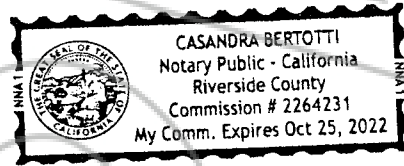
COUNTY OF Riverside

On 11/13/19 before me, Cassandra Bertotti, Notary Public, personally appeared Melissa Gurley authorized signor, 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



PARCEL I:

ALL OF LOT 34 AND 35 IN BLOCK 37

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOE BLEAK BY A DEED RECORDED JULY 18, 1949 IN BOOK H-1 OF REAL ESTATE DEEDS PAGE 361 AS FILE NO. 24951, LINCOLN COUNTY, NEVADA RECORDS DESCRIBED AS FOLLOWS: A PIECE OR PART OF LOTS NUMBERED THIRTY-FIVE (35) AND THIRTY-FOUR (34) ALL IN BLOCK NUMBERED THIRTY-SEVEN (37), IMMEDIATELY ADJOINING AND ADJACENT TO LOT NUMBERED THIRTY-SIX (36) AND THE SOUTH ONE-HALF (S1/2) OF LOT NUMBERED THIRTY-SEVEN (37) IN BLOCK NUMBERED THIRTY-SEVEN (37) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, NEVADA, AS THE SAME ARE PLATTED ON THE OFFICIAL PLAT NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY AND TO WHICH SAID PLAT, AND THE RECORDS THEREOF, SAID PARCEL TO BE CONVEYED BEING FIFTY FOOT (50') FRONTAGE ON HOFFMAN STREET AND EXTENDING BACK, AT EQUAL WIDTH, THIRTY-SEVEN AND ONE-HALF FEET (37 1/2')TO THE NORTH BOUNDARY OF THE PROPERTY NOW OWNED BY SAID PARTY OF THE SECOND PART.

THE NORTH HALF OF LOT 37 IN BLOCK 37

TOGETHER WITH THAT PORTION CONVEYED BY A DEED RECORDED NOVEMBER 4, 1975 IN BOOK 15 OF OFFICIAL RECORDS PAGE 551 AS FILE NO. 57375, LINCOLN COUNTY, NEVADA RECORDS DESCRIBED AS FOLLOWS; THE NORTH 1 1/2 FT. (ONE AND ONE HALF FEET) OF THE SOUTH HALF (1/2) OF LOT 37, BLOCK 37, NEXT TO THE HOUSE NOW OWNED BY W. EMRYS JONES AND ILA JONES, OF PIOCHE NEVADA.

ALL OF LOTS 38, 39, 40, AND 41 FRONTING ON PIOCHE STREET IN BLOCK 37.

SAID BLOCK 37 BEING IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

PARCEL II:

TOGETHER WITH AN EASEMENT OF ACCESS TO MAINTAIN PROPERTY CONVEYED IN THAT CERTAIN DEED RECORDED NOVEMBER 4, 1975 IN BOOK 15 OF OFFICIAL RECORDS, PAGE 551 AS FILE NO. 57375, LINCOLN COUNTY, NEVADA, RECORDS,

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-057-10
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 76,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 76,000.00
 Real Property Transfer Tax Due \$ 296.40

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 *Edward Potter* Capacity Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Fannie Mae
 Address: 5600 Granite Parkway
 City: Plano
 State: TX Zip: 75024

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Edward Potter
 Address: 356 Panderosa Pine
 City: Picocha
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Lawyers Title Company Escrow #: FMN12019-CB
 Address: 3480 Vine Street Suite 300
 City: Riverside State: CA Zip: 92507

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
CB FATCO
2500 Paseo Verde Pkwy #150 #2565619
Henderson, NV 89074