

LINCOLN COUNTY, NV **2020-157923**  
\$505.00  
RPTT:\$468.00 Rec:\$37.00 **01/03/2020 01:13 PM**  
COVIUS SETTLEMENT SERVICES, LLC Pgs=2 KE  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Bridgetta Hammond

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846  
Require Real Estate Solutions, LLC  
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Casie McCleyle, PO Box 954, Caliente, NV 89008  
Covius Settlement Services, LLC  
1044 Main Street, Suite 600  
Kansas City, MO 64105

Reference Number: 520-353911

Mail Tax Statement to: Casie McCleyle, PO Box 954, Caliente, NV 89008

Tax No.: 003-183-01

### SPECIAL WARRANTY DEED

That I/we, BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey by special warranty to CASIE MCCLEYLE, A Single Woman, in fee simple, (herein referred to collectively as Grantee) and do by these presents Grantor, hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Caliente, County of Lincoln, State of Nevada, to-wit:

Lots 21 and 22, Block 11, and that tract 225 feet long in the rear of and adjoining Lots 14 through 22 in said Block 11, extending back at right angles 173 feet, in the Town of Caliente as shown upon map thereof recorded November 10, 1904 in the Recorder's Office, Lincoln County, Nevada.

Being all of the same Property conveyed to Grantor by virtue of a Deed in Lieu of Foreclosure recorded 08/14/2019 as Instrument Number 2019-156840 in the Office of the County Recorder of Lincoln County, Nevada.

Commonly known as: 293 Hill Street, Caliente, NV 89008

SUBJECT TO: 1. Current taxes and other assessments:

2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

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

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other then the heirs and assigns of the Grantee herein shall take as tenants in common.

WITNESS, Grantor's hand, this the 27 day of November, 2019.

BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING

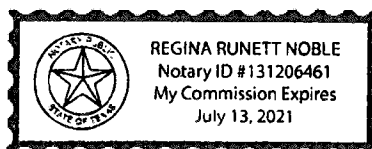
By: [Signature] (Seal)  
Name:  
Title: **Roberto Moreno**  
**SVP**

**ACKNOWLEDGMENT**

STATE OF Texas  
COUNTY OF Williamson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Roberto Moreno as SVP of BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, in his/~~her~~ full and authorized capacity on behalf of said company has acknowledged the same before me in the County and State aforesaid, on this 27 day of November, 2019.

Regina Runett Noble  
Notary Public  
My Commission Expires: 7/13/21



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-183-01  
 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 \$ 120,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 120,000.00  
 Real Property Transfer Tax Due \$ 468.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 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 Tom Esteban Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Broker Solutions, Inc. D/B/A New American Funding  
 Address: 11001 Lakeline Boulevard Bldg 1 Suite 325  
 City: Austin State: TX Zip: 78717

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

Print Name: Casie McCleyle  
 Address: PO Box 954  
 City: Caliente State: NV Zip: 89008

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

Print Name: Covius Settlement Services, LLC  
 Address: 1044 Main Street, Suite 600  
 City: Kansas City

Escrow #: 520-353911  
 State: MO Zip: 64105