

LINCOLN COUNTY, NV

2020-158277

\$298.30

RPTT:\$261.30 Rec:\$37.00

04/24/2020 10:52 AM

FA NV DIRECT TITLE

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

Tax ID No. 003-182-11

RPTT: 261.30

Escrow No. 20003235 -SBS

Case # 332-588657

**Return Document To:**

Corira Properties, L.L.C

4 Haystack Lane, Box 253

Caliente, NV 89008

**Mail Tax Statement To:**

same as above

2589291

**SPECIAL WARRANTY DEED**

This indenture, Made APRIL 20 2020 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"): Corira Properties, L.L.C. a Nevada limited liability company

**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 the City of Caliente in the State of Nevada :

See attached legal description

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** APRIL 24 2020

**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 2017 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 )

(ss  
County of Williamson )

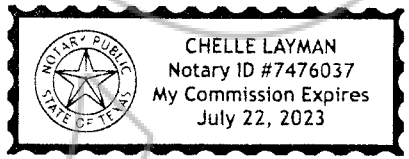
Sworn to and subscribed before me by Shirley Bradberry, the  
AVP (title) of Chronos Solutions, Management and

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 20<sup>th</sup> day of April, 2020.

Cum Lay-  
\_\_\_\_\_  
Notary Public

Commission Expires: 7-22-23

Residing In: Williamson Cty



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

PARCEL NO. 1 OF PARCEL MAP FOR RAY B. MOFFITT RECORDED DECEMBER 23, 1991 IN BOOK A PAGE 356 AS FILE NO. 97906 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED WITHIN THE SE 1/4 NW 1/4 AND SW 1/4 NE 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-182-11  
 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 RECORDERS OPTIONAL USE ONLY |            |
| Book _____                      | Page _____ |
| Date of Recording: _____        |            |
| Notes: _____                    |            |

3. Total Value/Sales Price of Property: \$67,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$67,000.00  
 Real Property Transfer Tax Due: \$261.30

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 [Signature] Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Secretary of Housing and Urban Development  
 Address: 34 Civic Center Plaza  
Santa Ana CA 92701

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Corira Properties, LLC  
 Address: 4 Haystack Lane  
Box 253 Caliente, NV 89008

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20003235-SBS  
 Address: 840 Pinnacle Court, Building 7, Suite B, Mesquite, NV 89027  
 City, State, ZIP Code \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

C/O FANU - Direct Title

SFRM0071 (DSI Rev 05/14/14)

First American Title Insurance Company - 2589291  
 2500 Paseo Verde Pkwy., Suite 120  
 Henderson, NV 89074