

**RECORDING REQUESTED BY**  
**Lawyers Title - IE**  
**WHEN RECORDED MAIL THIS DOCUMENT**  
**AND TAX STATEMENTS TO:**  
Robert Haygood  
4225 Leon Avenue  
Las Vegas, NV 89130

LINCOLN COUNTY, NV **2020-159081**  
\$146.20  
RPTT:\$109.20 Rec:\$37.00 **10/15/2020 08:16 AM**  
COW COUNTY TITLE COMPANY Pgs=3 KE  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

APN: 001-103-19  
Escrow No: FMN13244  
Title No: 81845

Space above this line for Recorder's use

## **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 **Robert Haygood, a single man**, (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: (street address 108 Davis Street, Pioche, NV 89043)

The land referred to herein is described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows: That portion of Section 22, Township 1 North, Range 67 East, M.D.B & M., more particularly described as follows:

Lot 48, 49 and 50 in Block 19 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020-2021 – 001-103-19

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: 10/13/2020

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

By: Ana Sanchez, 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 before me, \_\_\_\_\_, Notary Public, personally  
appeared  
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 \_\_\_\_\_

\*\*\* See attached acknowledgment \*\*\*

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 )

COUNTY OF Riverside }

On 10/13/2020 before me, Melissa Gurley Notary  
*Date* *Insert Name and Title of the officer*

Public, personally appeared Ana Sanchez

Authorized signer

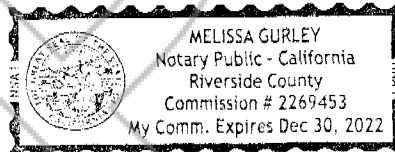
*Name(s) of Signer(s)*

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: *Ana Sanchez*



## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signers Name: \_\_\_\_\_

- Corporate Officer - Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_

- Corporate Officer - Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-103-19  
 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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$28,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$28,000.00  
 Real Property Transfer Tax Due: \$109.20

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 Nancy S Steib Capacity Agent

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: FANNIE MAE  
 Address: 5600 Granite Parkway  
 City: Plano  
 State: TX Zip: 75024

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: ROBERT HAYGOOD  
 Address: 4225 Leon Avenue  
 City: Las Vegas  
 State: NV Zip: 89130

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 81845 LTN FMN13244-MG  
 Address: 761 S. Raindance Drive  
 City: Pahrump State: NV Zip: 89048