

LINCOLN COUNTY, NV **2021-160871**
\$813.10
RPTT:\$776.10 Rec:\$37.00 **07/26/2021 08:21 AM**
PREMIUM TITLE AGENCY, INC PO#650-000007 Pg 2 of 2
OFFICIAL RECORD
AMY ELMER, RECORDER

Recorded at the Request of:
Premium Title Agency, Inc.

When Recorded, mail documents and tax statements to:
Jesse S Thornton
277 Yucca Avenue
Alamo, NV 89001

PARCEL ID #: 004-042-06

Order No: CE1911-NV-3611187

NV Deed-Grant, Bargain, Sale

THIS INDENTURE WITNESSETH: That **HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1** in consideration of \$198,975.00, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jesse S Thornton, A married man as sole and separate property** all that real property situated in the City of Alamo, County of Lincoln, State of Nevada, bounded and described as follows:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT FOUR (4) IN BLOCK THIRTY SIX (36) ALAMO TOWNSITE, RUNNING THENCE EAST ALONG THE STREET LINE 149 FEET, THENCE AT RIGHT ANGLES NORTH 102 FEET, THENCE AT RIGHT ANGLES WEST 149 FEET TO THE DIVIDING LINE BETWEEN LOTS THREE (3) AND FOUR (4); THENCE RUNNING SOUTH ALONG SAID DIVIDING LINE 102 FEET TO THE PLACE OF BEGINNING.

Commonly Known as: 277 Yucca Avenue, Alamo, NV 89001

SUBJECT TO:

1. Taxes for the fiscal year 2021-2022.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand and seal this 20th day of July, 2021

HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, by its attorney-in-fact PHH Mortgage Corporation

Carlene Reid

7/20/2021

Carlene Reid, Contract Management Coordinator

STATE OF FL

) ss

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of Physical Presence or online notarization, on July 20, 2021, personally appeared before me, a Notary Public,

Carlene Reid, Contract Management Coordinator

personally known (or proved) to me to be the person who executed the foregoing instrument and who acknowledged that she executed the above instrument.

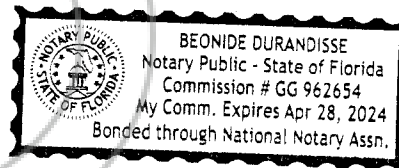
Type of Identification Produced n/a

WITNESS my hand and official seal.

Beonide Durandisse

Beonide Durandisse

Notary Public in and for said County and State



POA recorded simultaneously herewith

SPACE BELOW FOR RECORDER'S USE ONLY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 004-042-06
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | X b) <input checked="" type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$198,975.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$198,975.00

Real Property Transfer Tax Due: \$776.10

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 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 Settlement Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1
 Address: C/O PHH Mortgage Corporation, 1 Mortgage Way,
 City: Mount Laurel
 State: New Jersey
 Zip: 08054

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jesse S Thornton
 Address: 5836 Middle Rock st
 City: North Las Vegas
 State: Nevada Zip: 89081

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Premium Title Agency, Inc. Escrow # CE1911-NV-3611187
 Address: 1500 Palma Drive, Suite 238, Ventura, CA 93003