

LINCOLN COUNTY, NV **2021-160912**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00 **08/02/2021 09:45 AM**  
MORTGAGE CONNECT - TSG Pgs=3 KC  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

APN 004-041-41

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENT TO:

Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

TS No NV06000023-20-2

TO No 1812217

VA No 0454563030594

**GRANT, BARGAIN and SALE DEED**

The undersigned Grantor(s) declare(s):

- ( X ) The documentary transfer tax is \$0.00 [EXEMPT]
- ( ) The Grantor agent to the principal
- ( ) Computed on full value of property conveyed, or
- ( ) Computed on full value less value of liens and encumbrances remaining at time of sale.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FREEDOM MORTGAGE CORPORATION** hereby Grant, Bargain, Sell and Convey to the: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, the following described real property more commonly known as **440 OLIVE ST, ALAMO, NV 89001** and located in the City of ALAMO, County of Lincoln, Nevada: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Date: 07/12/2021

**FREEDOM MORTGAGE CORPORATION**

*Charles Lemons*

By: Charles Lemons  
FCL Specialist II

STATE OF Indiana

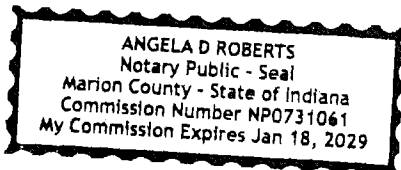
COUNTY OF Hamilton

On July 12, 2021 before me, Angela D Roberts,  
Notary Public, personally appeared Charles Lemons 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 Indiana  
that the foregoing paragraph is true and correct.

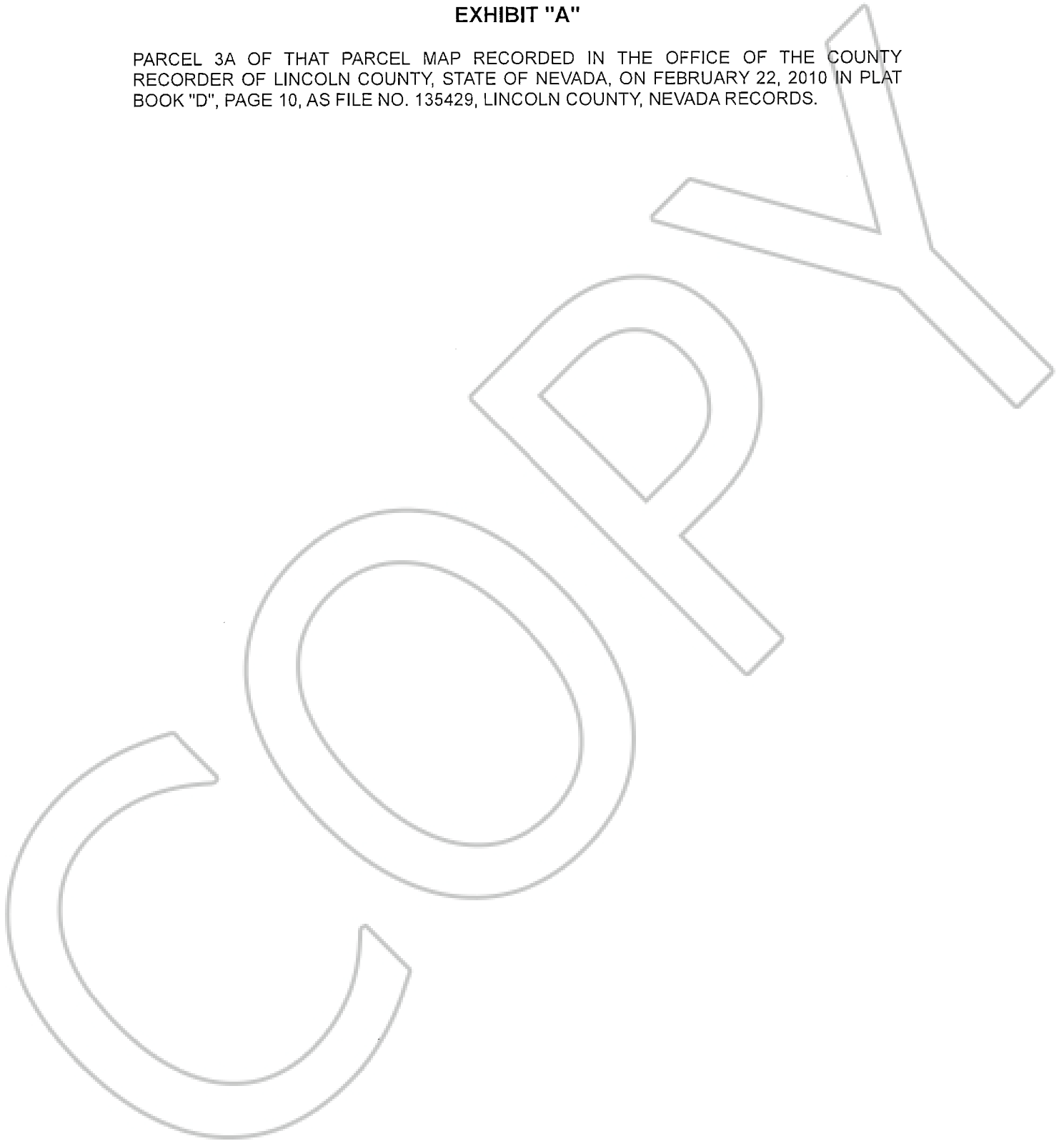
WITNESS my hand and official seal

Angela D Roberts  
Notary Signature



**EXHIBIT "A"**

PARCEL 3A OF THAT PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA, ON FEBRUARY 22, 2010 IN PLAT BOOK "D", PAGE 10, AS FILE NO. 135429, LINCOLN COUNTY, NEVADA RECORDS.



Order Number NV0600023-20

NRS 328.110

The Secretary of Veterans Affairs, an officer of the United States of America, and to his/her successors in office as such, pursuant to the Nevada Revised Statutes 328.110 has heretofore given public written notice that they do not seek exclusive jurisdiction over the property located at **440 OLIVE ST, ALAMO, NV 89001**.

IN WITNESS WHEREOF, GRANTOR, HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED IN HIS NAME AND ON HIS BEHALF BY THE UNDERSIGNED EMPLOYEE, BEING THEREUNTO DULY APPOINTED, QUALIFIED AND ACTING PURSUANT TO TITLE 38, UNITED STATES CODE, SECTIONS 512 AND 3720, AND TITLE 38, CODE OF FEDERAL REGULATIONS, SECTION 36.4345, AS AMENDED, AND WHO IS AUTHORIZED TO EXECUTE THIS AGREEMENT

Secretary of Veterans Affairs



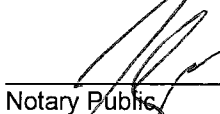
By:

Marcus Young  
Loan Administration Officer  
Department of Veterans Affairs  
Regional Office  
3333 North Central Avenue  
Phoenix, Arizona 85012

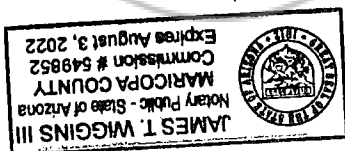
State of ARIZONA

County of MARICOPA

On this date, before me personally appeared Marcus Young, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary. In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of ARIZONA aforesaid, this 28<sup>th</sup> day of July, 2021.

  
\_\_\_\_\_  
Notary Public

My term expires: 8/3/22



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 004-041-41  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 d.  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. a. Total Value/Sales Price of Property      \$ 131,864.52  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 131,864.52  
 d. Real Property Transfer Tax Due      \$ \_\_\_\_\_

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 \_\_\_\_\_ Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: FREEDOM MORTGAGE CORPORATION  
 c/o Freedom Mortgage Corporation  
 Address: 907 Pleasant Valley Ave #3  
 City: Mount Laurel  
 State: NJ      Zip: 08054

Department of Veterans Affairs  
 Loan Guaranty Service  
 Address: 3401 West End Avenue, Suite 760W  
 City: Nashville  
 State: TN      Zip: 37203

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

Print Name: Mortgage Connect, LP      Escrow # \_\_\_\_\_  
 Address: 2850 S. Red Hill, Suite 220

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

City: Santa Ana

State: CA

Zip: 92705

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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

COPY