

APN#: 004-041-41

LINCOLN COUNTY, NV **2022-161930**
\$583.00
RPTT:\$546.00 Rec:\$37.00 **02/16/2022 01:18 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

Mail tax statements to and
Return recorded deed to Grantee(s) at:
SUNNYSIDE RANCH HOLDINGS,
LP, 20175 NV Highway 318,
Sunnyside, NV 89317

APN: 004-041-41

SPECIAL WARRANTY DEED

This Indenture, made on the 15 day of February, 2022, by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, hereinafter referred to as Grantor, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid to Grantor herein by SUNNYSIDE RANCH HOLDINGS, LP, Grantee(s), whose address is 20175 NV Highway 318, Sunnyside, NV 89317, receipt of which is hereby acknowledged and confessed, does hereby GRANT, SELL and CONVEY unto Grantee(s) all of the following real property, described as follows:

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.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 08/02/2021 at Instrument Number 2021-160912 in the records of Lincoln County, Nevada.

Commonly known as: 440 Olive Street, Alamo, NV 89001. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

This Conveyance is made by Grantor subject to the following exceptions:

- (a) discrepancies, conflict in boundary lines, shortage in area and encroachments which would be disclosed through a correct and proper survey or physical inspection of the Property;
- (b) any and all covenants, conditions, easements, reservations, rights-of-way and restrictions affecting the property as evidenced by Instruments filed in the public records;
- (c) any water rights, claims or title to water in , on or under the land, or ditches or ditch rights, water share, water stock, whether shown by the public records or otherwise;
- (d) any interest in oil, coal and other minerals or mineral rights, whether express or implied, associated with, or incidental to the ownership of the property, or the exercise of rights under any oil, gas, coal or mineral reservation, grant or lease, and all rights, privileges and easements with respect thereto, or assignments thereof, of interests therein; and

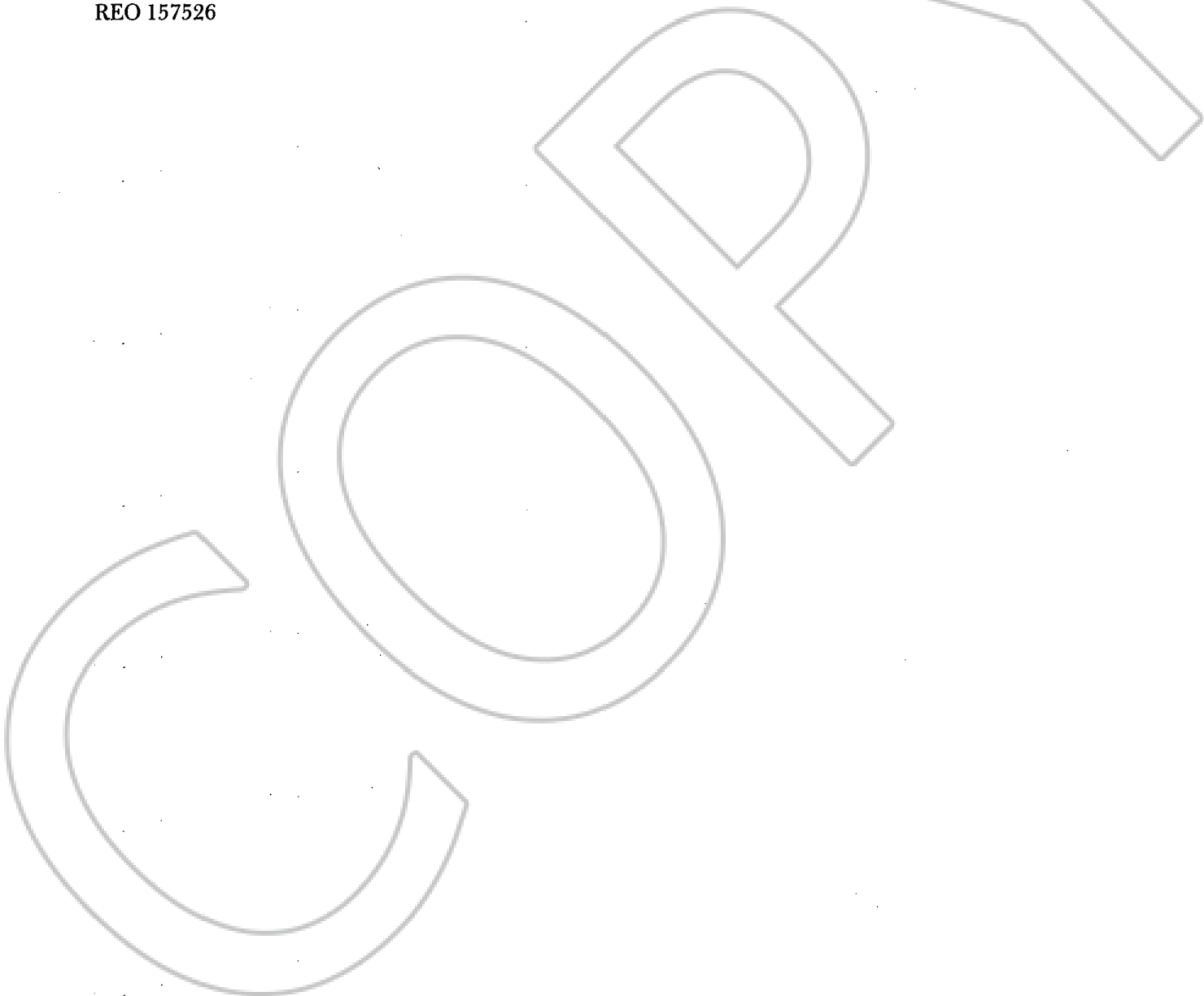
(e) real property taxes, general assessments, and special assessments on the Property being conveyed hereby becoming due and payable after the date of this deed.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

TO HAVE AND TO HOLD the herein described property, together with all in singular the rights and appurtenances thereto belonging unto Grantee(s), Grantee's heirs, legal representatives, successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the property described herein, unto Grantee(s) and Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming the same or any part thereof, by, through and under Grantor, but not otherwise.

[Signature Page Follows]

REO 157526



THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Michelle Murphy

Michelle Murphy AVP

Printed Name, Title

By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGMENT

STATE OF TEXAS)

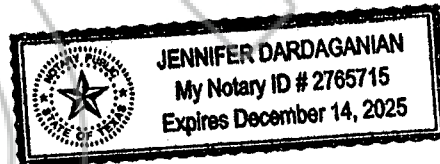
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is 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 Texas aforesaid, this 15 day of February, 2022.

Jennifer Dardaganian
Notary Public

My Commission Expires: December 14, 2025



Prepared by: Nevada Attorney Nicholas Porras, Esquire (without benefit of title review). The preparer has not had any contact with Grantee(s), and did not provide legal advice to Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

**STATE OF NEVADA
DECLARATION OF VALUE**

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
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

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

3. a) Total Value/Sales Price of Property: \$140,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$140,000.00
d) Real Property Transfer Tax Due \$546.00
4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 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: *Julie Brown* Capacity: *Agent*
Signature: _____ Capacity: _____

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

THE SECRETARY OF VETERANS
Print Name: AFFAIRS
Address: 30 Corporate Park
City: Irvine
State: CA Zip: 92606

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

Sunnyside Ranch
Holdings, LP, a Nevada
Print Name: Limited Partnership
Address: P.O. Box 243
City: Lund
State: NV Zip: 89317

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

First American Title Insurance
Print Name: Company File Number: 13895-2645814 DP/ JB
Address 2500 N Buffalo Drive, Suite 120
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)