

RECORDING REQUESTED BY
Lawyers Title - IE / C/O WFG Title
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Clark Weakley
173 Comstock Street
Pioche, NV 89043

APN: 001-063-07
Escrow No: FMN13608
REO: L21002S
Title No: 21-278255

LINCOLN COUNTY, NV **2023-163754**
\$202.75
RPTT:\$165.75 Rec:\$37.00 **02/23/2023 10:43 AM**
WFG NATIONAL TITLE COMPANY OF NEVADA Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

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 **Clark Weakley, a married 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 173 Comstock Street, Pioche, NV 89043)

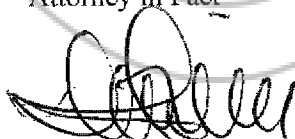
See attached "Exhibit A" for Legal Description

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: 02/22/2023

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: Imelda Fierros, authorized signer

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 2-22-2023 before me, Melissa Gurley Notary
Date *Insert Name and Title of the officer*

Public, personally appeared Imelda Fierros, 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: *Imelda Fierros*



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: _____

EXHIBIT "A"
Legal Description

LOT FIVE (5) AND THE WESTERLY 5 FEET OF LOT FOUR (4) IN BLOCK FOURTEEN (14) OF THE TOWN OF PIOCHE, NEVADA, AS SHOWN ON SUPPLEMENT "B" TO THE PIOCHE MINES CONSOLIDATED, INC. ADDITION TO THE OFFICIAL MAP OF SAID TOWN OF PIOCHE, RECORDED APRIL 7, 1937 IN BOOK A-1 OF PLATS, PAGES 53 AND 54 AND REVISED BY THAT CERTAIN MAP RECORDED APRIL 30, 1957 IN BOOK A OF PLATS, PAGE 65 AS FILE NO. 34696, LINCOLN COUNTY, NEVADA RECORDS.

Situate in the County of Lincoln, State of Nevada.

Assessor's Parcel No.: 001-063-07

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a. 001-063-07
 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
 Other

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

3.a. Total Value/Sales Price of Property \$ 42,013.17
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 42,013.17
 d. Real Property Transfer Tax Due \$ 165.75

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 _____ Capacity: Grantee
 Signature Clark 2-21-23 Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Fannie Mae
 Address: 5600 Granite Parkway
 City: Plano
 State: TX Zip: 75024

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Clark Weakley
 Address: 2637 Crestview
 City: Santa Clara
 State: CA Zip: 84765

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Lawyers Title Company/C/O WFG Title Escrow # FMN13608-MG
 Address: 3480 Vine Street, St 100
 City: Riverside State: CA Zip: 92507