

Tax ID No. 007-380-53

Escrow No. 01415-23683
Case # 331-135693

Return Document To:
Robert Beck
289 LaCosta Avenue
Dayton, NV 89403

Mail Tax Statement To:
Robert Beck
289 LaCosta Avenue
Dayton, NV 89403

DOC# 232108

10/24/2016

01:11PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 3 Fee: \$16.00
Recorded By LH RPTT: \$156.00
Book- 0596 Page- 0431



0232108

SPECIAL WARRANTY DEED

This indenture, Made OCTOBER 20 2016 by and between Julian Castro Sworn in as Secretary for the U.S. Department of Housing and Urban Development AKA **The Secretary of Housing and Urban Development, It's Successors and/or Assigns**, (hereinafter referred to as "Grantor"), **34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003**, and Robert Beck, a married man as his sole and separate property, (hereinafter referred to as "Grantee");

Witnesseth: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and **Other Good and Valuable Considerations** in hand paid by the said Grantee (s), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantee (s) forever the following described tract of land in County of Eureka in the State of Nevada :

See attached legal description

THIS DEED IS NOT TO BE IN EFFECT UNTIL: OCTOBER 24 2016

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and The Department of Housing and Urban Development Act (42 U.S.C. 3531.)

And, the said Grantor, for himself and his successors hereby covenants and specially warrants to and with the said Grantee (s), heirs and assigns, that previous to the time of execution of this conveyance, the said Grantor has not conveyed the same estate, or any right, title or interests therein, to any person other than the Grantee (s) and that at the time of execution of this conveyance the said

premises are free from encumbrances done, made or suffered by the Grantor, or any person claiming by, through or under him.

And, The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Subject to All covenants, restrictions, easements, conditions and rights appearing of record; Subject to taxes for the year 2016 and thereafter, and Subject to any state of facts an accurate survey would show.

In Witness Whereof the undersigned being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, has set his/her hand as a principal and/or officer of Chronos Solutions, Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

The Secretary of Housing and Urban Development,
Its successors and assigns, By Chronos Solutions,
Chronos Solutions, LLC

For HUD by Barbara Preece
Barbara Preece, VP, Government Services
By: _____ Its: _____

State of TEXAS

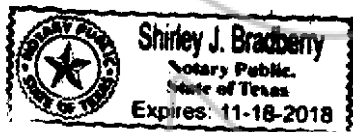
County of WILLIAMSON (ss)

Sworn to and subscribed before me by BARBARA PREECE, the
VP (title) of Chronos Solutions, Management and

Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, and being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, on the 20th day of October 2016.

Shirley Bradberry
Notary Public
Residing In: Travis County, TX

Commission Expires: 11-18-18



LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Lot B of PARCEL NO. 3, as shown on that certain Parcel Map for MARION and LENA VAN VLIET, filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1989 as File No. 126926, located in a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

File No.: 01415-23683
Preliminary Report NVC

Page 3 of 6



232108

Book: 596 10/24/2016
Page: 433 3 of 3

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

DOC# DV-232108

10/24/2016 01:11PM

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STEWART TITLE ELKO

Eureka County - NV

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Page: 1 of 1 Fee: \$16.00
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1. Assessor Parcel Number(s)

- a) 007-380-53
- 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 RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sale Price of Property

\$40,000.00

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: \$40,000.00

Real Property Transfer Tax Due: \$156.00

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
The Secretary of Housing and Urban Development
#331-135693

Signature  Capacity Grantee
Robert Beck

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Secretary of Housing and Urban
Development #331-135693
Address: 34 Civic Center Plaza
City: Santa Ana
State: CA Zip: 92701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert Beck
Address: 289 LaCosta Avenue
City: Dayton
State: NV Zip: 89403

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

Print Name: Stewart Title Company Escrow #: 01415-23683
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801