


Tax ID No. 007-396-25

Escrow No. 01415-26221
Case # 331-158083

Return Document To:
Michael Jones
31 N. Adams Street
Eureka, NV 89316

Mail Tax Statement To:
Michael Jones
31 N. Adams Street
Eureka, NV 89316

DOC# 233476
08/03/2017 03:31PM
Official Record
Requested By
STEWART TITLE ELKO
Eureka County - NV
Lisa Hoehne - Recorder
Page: 1 of 3 Fee: \$16.00
Recorded By LH RPTT: \$333.45
Book- 0604 Page- 0095

0233476

SPECIAL WARRANTY DEED

This indenture, Made JULY 31 2017 by and between Benjamin Carson 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 (hereinafter referred to as "Grantee"); Michael Jones and Catherine Jones, husband and wife as joint tenants

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: AUGUST 2 2017

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 2017 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 Shirley Bradberry
Shirley Bradberry, AVP, Government Services
By: _____ Its: _____

State of Texas)

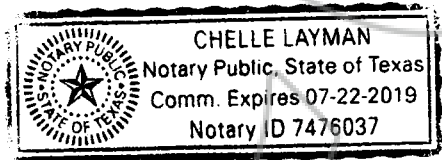
County of Williamson)
(ss)

Sworn to and subscribed before me by Shirley Bradberry the
AVP (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 31st day of July 2017.

Chelle Layman
Notary Public
Residing In: Williamson County

Commission Expires: 7-22-19



233476

LEGAL DESCRIPTION

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

Parcel F as shown on that certain Parcel Map for GARY and JONILYNN HALL filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120755, being a portion of Parcel "D" of Parcel Map, Document No. 118810, E1/2 Section 17, 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 U.S.A., in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title and interest in the mineral rights lying in and under said land as reserved by EARLA. RASMUSSEN and LAVERNIA C. RASMUSSEN, as Co-Trustees of the RASMUSSEN TRUST, et al in deeds recorded March 26, 1996, in Book 294 and Pages 266 and 274, and recorded July 11, 1996, in Book 297, Pages 482, 485, 490, 494, 498 and 502, Official Records, Eureka County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

DOC# DV-233476

08/03/2017

03:31PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1

Fee: \$16.00

Recorded By LH

PRTT: \$333.45

1. Assessor Parcel Number(s)

- a) 007-396-25
- 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

\$85,500.00

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

Transfer Tax Value: \$85,500.00

Real Property Transfer Tax Due: \$333.45

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
#331-158083

Signature _____ Capacity Grantee

Michael Jones

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Secretary of Housing and Urban Development #331-158083
Address: 34 Civic Center Plaza
City: Santa Ana
State: CA Zip: 92701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Jones, et ux
Address: 31 N. Adams St
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow #: 01415-26221
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED