

EUREKA COUNTY, NV

2022-248805

RPTT:\$0.00 Rec:\$37.00

\$37.00

Pgs=3

10/06/2022 11:12 AM

SERVICELINK TITLE COMPANY- (DEFAULT TITLE)

KATHERINE J. BOWLING, CLERK RECORDER E02

APN: 002-054-14

After recording return to:

ServiceLink

1325 Cherrington Parkway

Moon Township, PA 15108

ServiceLink No. 220477796

MAIL TAX STATEMENTS TO:

Department of Veterans Affairs

Loan Guaranty Service

3401 West End Avenue, Suite 760W

Nashville, TN 37203

GRANT, BARGAIN & SALE DEED

THIS DEED made and entered into on this 5 day of October, 2022, by and between **U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V**, whose address is C/O Rushmore Loan Management Services LLC, 8616 Freeport Pkwy, Suite 100, Irving, TX 75063, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, whose address is Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Eureka County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4020 Eureka Avenue, Crescent Valley, NV 89821

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 5 day of October, 2022.

U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V by Rushmore Loan Management Services, LLC, Its Attorney-in-Fact under a Limited Power of Attorney

By: Brenden Gateley
Print Name: Brenden Gateley
Title: POA

STATE OF Oklahoma
COUNTY OF Oklahoma

I, Anita L Ray, a Notary Public, in and for said County in said State, hereby certify that Brenden Gateley, whose name as POA of Rushmore Loan Management Services, LLC as Attorney-in-Fact under a Limited Power of Attorney for U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such POA and with full authority, executed the same voluntarily for and as the act of said U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V.

Given under my hand and seal this the 5th day of October, 2022

Anita L Ray
Notary Public

Printed Name: Anita L Ray

My commission expires: 4/11/26



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"
LEGAL DESCRIPTION

THE REAL PROPERTY IN THE COUNTY OF EUREKA, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, BLOCK 31, OF CRESCENT VALLEY RANCH & FARM UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34081.

APN: 002-054-14

PROPERTY COMMONLY KNOWN AS: 4020 EUREKA AVENUE, CRESCENT VALLEY, NV 89821

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 002-054-14
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

\$ 10.00

b. Deed in Lieu of Foreclosure Only (value of property (0.00)

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ EXEMPT

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 02

b. Explain Reason for Exemption: Transfer to a government entity

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 Brenda Dately Capacity: Power of Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: U.S. Bank National Association, not**

Address: 8616 Freeport Pkwy, Suite 100

City: Irving

State: TX Zip: 75063

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Secretary of Veterans Affairs, an Officer of the United States

Address: Loan Guaranty Service, 3401 West End Avenue, Suite 760W

City: Nashville

State: TN Zip: 37203

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

Print Name: ServiceLink

Escrow # _____

Address: 1325 Cherrington Pkwy

City: MOON TWP

State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**in its individual capacity, but solely as Trustee
for RMTP Trust, Series 2021 Cottage-TT-V