

*Mail tax statements to:*

U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V, c/o Rushmore Loan Management Services LLC, 8616 Freeport Parkway, Suite 100, Irving, TX 75063

*Return recorded deed to Grantee(s) at:*

Bettters Law Firm PLLC  
800 Town & Country Boulevard, Ste 500  
Houston, TX 77024

APN: 002-054-14

EUREKA COUNTY, NV

RPTT:\$366.60 Rec:\$37.00

\$403.60 Pgs=3

BETTERS LAW FIRM PLLC

KATHERINE J. BOWLING, CLERK RECORDER

**2023-250026**

**04/11/2023 08:08 AM**

**QUITCLAIM DEED**

This Indenture, made on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, in hand paid to Grantor herein by U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V, Grantee, whose address is c/o Rushmore Loan Management Services LLC, 8616 Freeport Parkway, Suite 100, Irving, TX 75063, receipt and sufficiency of which is hereby acknowledged and confessed, Grantor hereby remises, releases, and forever **QUIT CLAIMS** unto Grantee all of the following real property, 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.**

The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 10/06/2022 at Instrument Number 2022-248805 in the records of Eureka County, Nevada.

Commonly known as: 4020 Eureka Avenue, Crescent Valley, NV 89821. This address is provided for informational purposes only.

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.

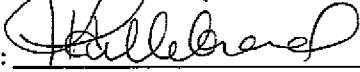
[Signature Page Follows]

REO 160235

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

**THE SECRETARY OF VETERANS AFFAIRS**

An Officer of the United States of America

By:   
Lourdes Hillebrand, AVP

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 )

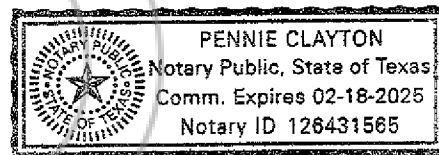
COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Lourdes Hillebrand, AVP, 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, 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  
10th day of January, 2023.

  
Notary Public

Notary Public Name (Printed)



My Commission Expires: \_\_\_\_\_

Prepared by: Nevada Attorney Nicholas Porras, Esquire (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. 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

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a. 002 054 14  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

**2. Type of Property:**

- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| i. <input type="checkbox"/> Other        |   |

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$93,527.00  
b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
c. Transfer Tax Value: \$94,000.00  
d. Real Property Transfer Tax Due \$366.60

**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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_

Capacity: AVP

Signature \_\_\_\_\_

Capacity: \_\_\_\_\_

Print Name: THE SECRETARY OF VETERANS  
AFFAIRS

Print Name: U.S. Bank National Association, not in its  
individual capacity, but solely as Trustee for RMTP  
Trust, Series 2021 Cottage-TT-V

Address: 3401 West End Avenue, Suite 760W

Address: c/o Rushmore Loan Management Services  
LLC, 8616 Freeport Parkway, Suite 100, Irving, TX  
75063

City: NASHVILLE

State: TN Zip: 37203

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: BETTERS LAW FIRM PLLC

Escrow # N/A

Address: 800 TOWN & COUNTRY BLVD, STE 300,  
HOUSTON, TX 77024