

DOC # 842198
05/08/2014 11:55AM Deputy: SG
OFFICIAL RECORD
Requested By:
Monument Title Insurance, :
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-514 PG-1587 RPTT: 741.00



Tax ID No. 1220-22-310-137

Monument Title Insurance, Inc.
Escrow No. 00032963
Case # 331-137143

Return Document To:
Todd J Breaux and Laura C Breaux
1483 Irene Court
Gardnerville, NV 89460

Mail Tax Statement To:
Todd J Breaux and Laura C Breaux
1483 Irene Court
Gardnerville, NV 89460

SPECIAL WARRANTY DEED

This indenture, Made May 5th 2014 by and between **The Secretary of Housing and Urban Development, of Washington D.C., 20410, its successors and assigns**, (hereinafter referred to as "Grantor"), **34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003, and Todd J Breaux and Laura C Breaux, Husband and Wife, as Joint Tenants** (hereinafter referred to as "Grantee");

Witnesseth: That the said Grantor, for and in consideration of the sum of **\$190,000.00 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 **Douglas**, State of Nevada:

LOT 678, AS SHOWN ON THE MAP OF GARDENVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 5, 2014

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 **2014** 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 **Matt Martin Real Estate Management**, 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 Matt Martin Real Estate Management.

[Signature]
By: Authorized Jason Cohen Its: Authorized Agent

State of California

(ss

County of Los Angeles)

Sworn to and subscribed before me by Jason Cohen, the Authorized Agent (title) of **Matt Martin Real Estate Management**, 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 5th day of May, 2014.

Behzad Partovi
Notary Public
Residing In: Los Angeles

Commission Expires: OCT/17/2017

