

DOC # 848168
08/20/2014 11:53AM Deputy: GB
OFFICIAL RECORD

Requested By:
Monument Title Insurance, :
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-814 PG-4466 RPTT: 858.00

Tax ID No. 1319-19-212-089

Monument Title Insurance, Inc.
Escrow No. 00033767
Case # 331-134979



Return Document To:
Act Now Investments
1665 Canal Rd.
Sparks, NV. 89434

Mail Tax Statement To:
Act Now Investments
1665 Canal Rd.
Sparks, NV. 89434

SPECIAL WARRANTY DEED

This indenture, Made August 19, 2014 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, of Washington, D.C. 20410, its successors or assigns**, (hereinafter referred to as "Grantor"), **34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003, and Act Now Investments** (hereinafter referred to as "Grantee");

Witnesseth: That the said Grantor, for and in consideration of the sum of **\$220,000.00 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 525, AS SHOWN ON THE AMENDED MAP OF SUMMIT VILLAGE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 17, 1968, AS DOCUMENT NO. 42231, AND ON SECOND AMENDED MAP RECORDED JANUARY 13, 1969, AS DOCUMENT NO. 43419, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 19, 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.

Susan Long
By: Susan Long Its: Delegate

State of Pa

(ss)
County of Montgomery

Sworn to and subscribed before me by Susan Long, the Delegate (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 19 day of August, 2014.

Lauren Berman
Notary Public
Residing In: PA

Commission Expires: _____

NOTARIAL SEAL
LAUREN BERMAN
Notary Public
UPPER DUBLIN TWP., MONTGOMERY CNTY
My Commission Expires Feb 16, 2016