

DOUGLAS COUNTY, NV
RPTT:\$1041.30 Rec:\$16.00
\$1,057.30 Pgs=3 10/29/2015 02:50 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

Tax ID No. 1022-14-001-041

Escrow No. N1501046-RT
Case # 331-138395

Return Document To:

Kristopher J. Lyons
Dalia Y. Lyons
4206 Kyle Drive
Wellington, NV 89444
Mail Tax Statement To:

same as above
31.04.30

SPECIAL WARRANTY DEED

This indenture, Made October 23, 2015 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, It's Successors and/or Assigns**, (hereinafter referred to as "Grantor"), **34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003**, and Kristopher J (hereinafter referred to as "Grantee"); Lyons and Dalia Y Lyons, Husband and Wife
as joint tenants

Witnesseth: That the said Grantor, for and in consideration of the sum of \$267,000.00 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 County in the State of Nevada :

****legal description attached hereto and made a part hereof****

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 29, 2015

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.

Dewan Song
By: Susan Lenc Its: Delegate

State of Pa

County of Montgomery (ss)

Sworn to and subscribed before me by Susan Lenc, the (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 27 day of October 2015.

Lauren Berman
Notary Public
Residing In: PA

Commission Expires: _____

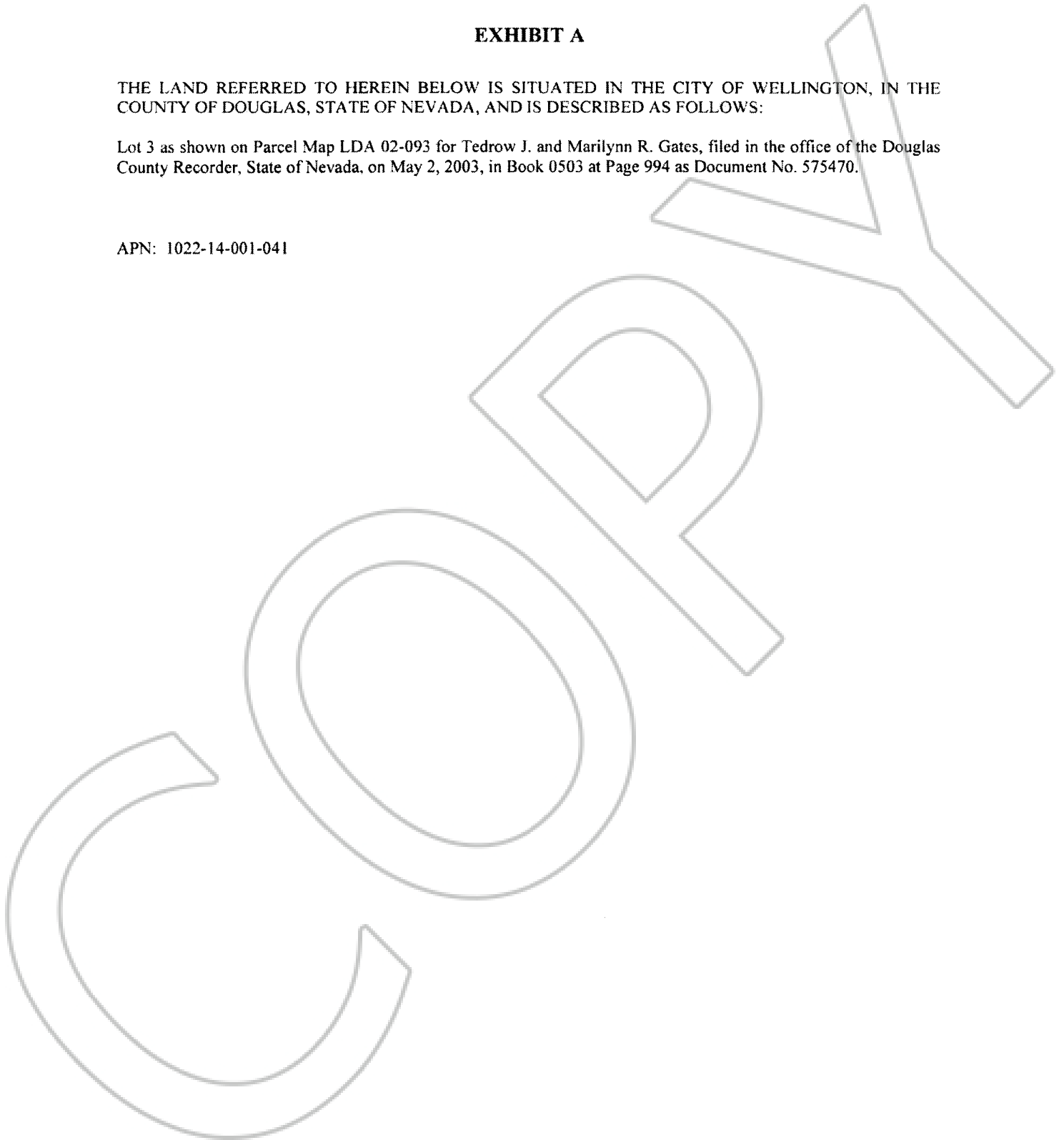
NOTARIAL SEAL
LAUREN BERMAN
Notary Public
UPPER DUBLIN TWP. MONTGOMERY CNTY
My Commission Expires Feb 16, 2016

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WELLINGTON, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 3 as shown on Parcel Map LDA 02-093 for Tedrow J. and Marilyn R. Gates, filed in the office of the Douglas County Recorder, State of Nevada, on May 2, 2003, in Book 0503 at Page 994 as Document No. 575470.

APN: 1022-14-001-041



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-14-001-041
- 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$267,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$267,000.00
 Real Property Transfer Tax Due: **\$1,041.30**

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

Signature _____ Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Secretary of Housing and Urban Development
 Address: 34 Civic Center Plaza
Santa Ana, CA 92701
 City, State, Zip

Print Name: Kristopher J. Lyons +Dalia Y. Lyons
 Address: 4206 Kyle Drive
Wellington, NV 89444
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1501046-RIT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410