

APN# : 1220-03-211-013

RPTT: \$1,006.20

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 085532-AMG

When Recorded Mail To:
Paradise Valley Group, Inc.
PO Box 643
Zephyr Cove, NV
89448

Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Jessica S.

Escrow Assistant

Special Warranty Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

Tax ID No. 1220-03-211-013

Escrow No. 085532-AMG
Case # 331-138698

Return Document To:
Paradise Valley Group

Mail Tax Statement To:

SPECIAL WARRANTY DEED

This indenture, Made JANUARY 9 2017 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 Paradise Valley Group Inc. a Nevada Corporation (hereinafter referred to as "Grantee");

Witneseth: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 :
See Exhibit "A" attached hereto and made apart hereof

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JANUARY 13 2017

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 ~~2016~~ and thereafter; and Subject to any state of facts an accurate survey would show. 2017

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 Chronos Solutions, 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 Chronos Solutions.

Chronos Solutions, LLC

For HUD by Barbara Preece
By: Barbara Preece, VP, Government Services

State of TEXAS

County of WILLIAMSON (ss)

Sworn to and subscribed before me by Barbara Preece, the
VP (title) of Chronos Solutions, 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 9th day of January 2017.

Shirley Bradberry
Notary Public
Residing In: Travis County, TX

Commission Expires: 11-18-18

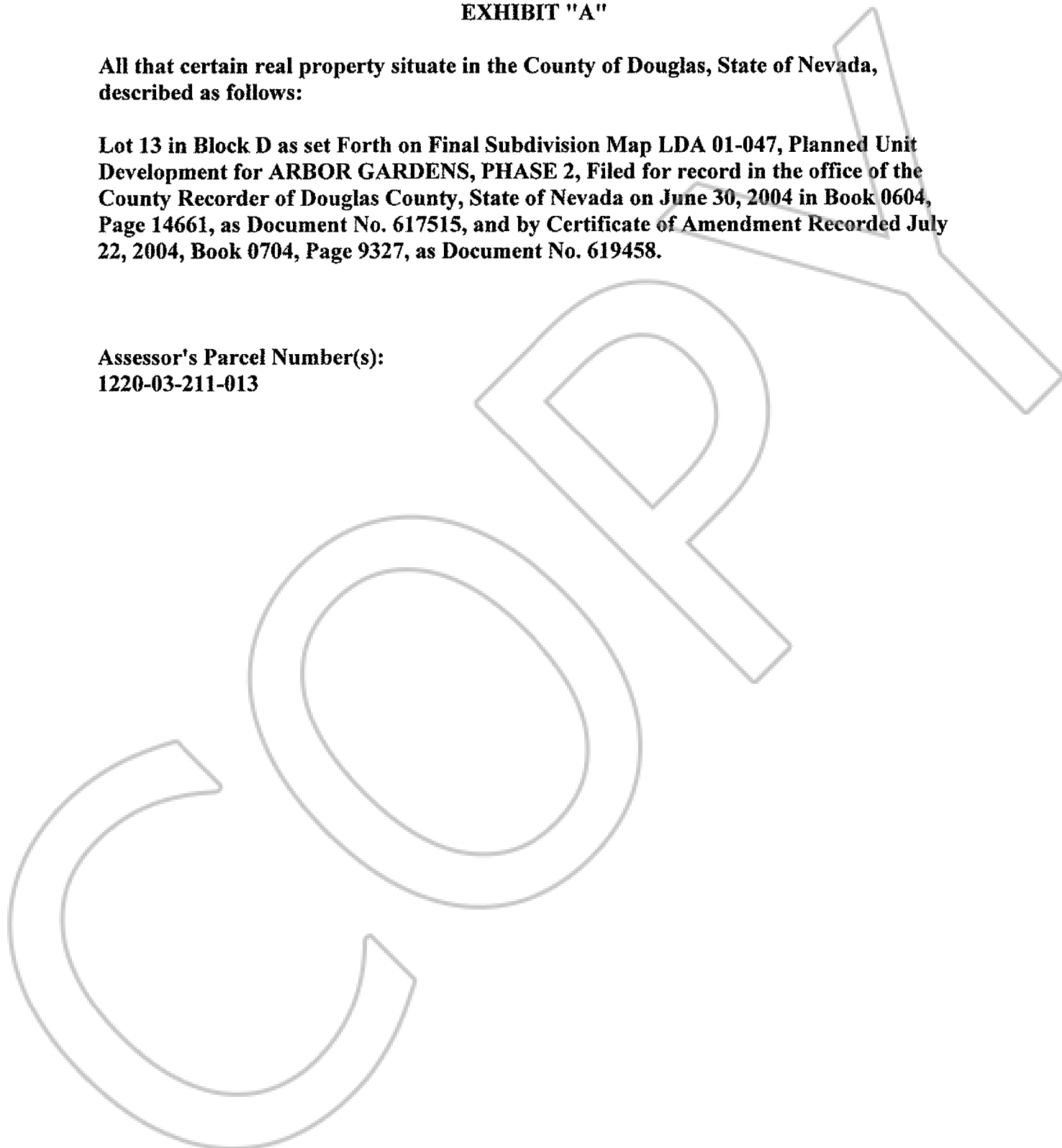


EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 13 in Block D as set Forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 2, Filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 30, 2004 in Book 0604, Page 14661, as Document No. 617515, and by Certificate of Amendment Recorded July 22, 2004, Book 0704, Page 9327, as Document No. 619458.

**Assessor's Parcel Number(s):
1220-03-211-013**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-211-013

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$257,554.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$257,554.00
 Real Property Transfer Tax Due: \$1,006.20

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Secretary of Housing and Urban Development of Washington, D.C. 20414
 Address: 2401 NW 23rd Street Suite ID
 City: Oklahoma City
 State: OK Zip: 73107

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Paradise Valley Group, Inc.
 Address: P.O. Box 643
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 085532-AMG