

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$40.00
\$1,015.00 Pgs=2
ETRCO
KAREN ELLISON, RECORDER

2020-946521

05/22/2020 03:11 PM

Tax ID No. 1121-05-513-003
RPTT:\$975.00

Escrow No. 114873-SAB
Case # 331-131278

Return Document To:
Catamount Properties 2018, LLC
2320 Potosi St, Suite 140
Las Vegas NV 89146

Mail Tax Statement To:
same as above

SPECIAL WARRANTY DEED

This indenture, Made May 21, 2020 by and between Benjamin Carson 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 (hereinafter referred to as "Grantee"); Catamount Properties 2018, LLC, a Delaware Limited Liability Company

Witnesseth: 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 :

Lot 125, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 4, filed in the office of the Douglas County Recorder on December 23, 2002, in Book 1202, Page 10400 as File No. 561783.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAY 26 2020

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 2020 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 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 Shirley Bradberry
Shirley Bradberry, AVP, Government Services
By: _____ Its: _____

State of Texas)

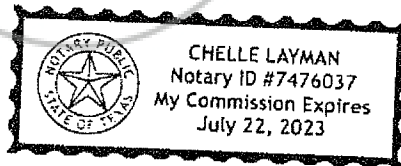
(ss
County of Williamson)

Sworn to and subscribed before me by Shirley Bradberry, the
AVP (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 21st day of May 2020.

Chelle Layman

Notary Public
Residing In: Williamson City

Commission Expires: 7-22-23



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1121-05-513-003

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
 NOTES: _____

3. Total Value/Sales Price of Property: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

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 Buyer
 Signature Gregory L. Geiser, as Authorized Agent for Capacity agent for Seller
Catamount Properties 2018, LLC

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

Print Name: Secretary of Housing & Urban Development of Washington D.C.
 Address: 34 Civic Center Plaza, Room 7015
 City: Santa Ana
 State: CA Zip: 92701-4003

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

Print Name: Catamount Properties 2018, LLC, a Delaware Limited Liability Company
 Address: 2320 Potosi Street, Suite 130
 City: Las Vegas
 State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 114873-SAB