

DOUGLAS COUNTY, NV
RPTT:\$1423.50 Rec:\$40.00
\$1,463.50 Pgs=3
2021-959436
01/05/2021 02:24 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

Tax ID No. 1420-07-712-002

Escrow No. 20012021-RB
Case # 331-122961

Return Document To:
Corey Hare
3524 Smoketree Avenue
Carson City, NV 89705

Mail Tax Statement To:
Corey Hare
3524 Smoketree Avenue
Carson City, NV 89705

SPECIAL WARRANTY DEED

This indenture, Made January 4, 2021 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");

Corey Hare, an unmarried man

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 Carson City in the State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 5, 2021

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 2021 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 4th day of January 2021.

Chelle Layman

Notary Public

Residing In: Williamson County

Commission Expires: 7-22-23

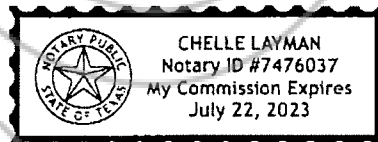
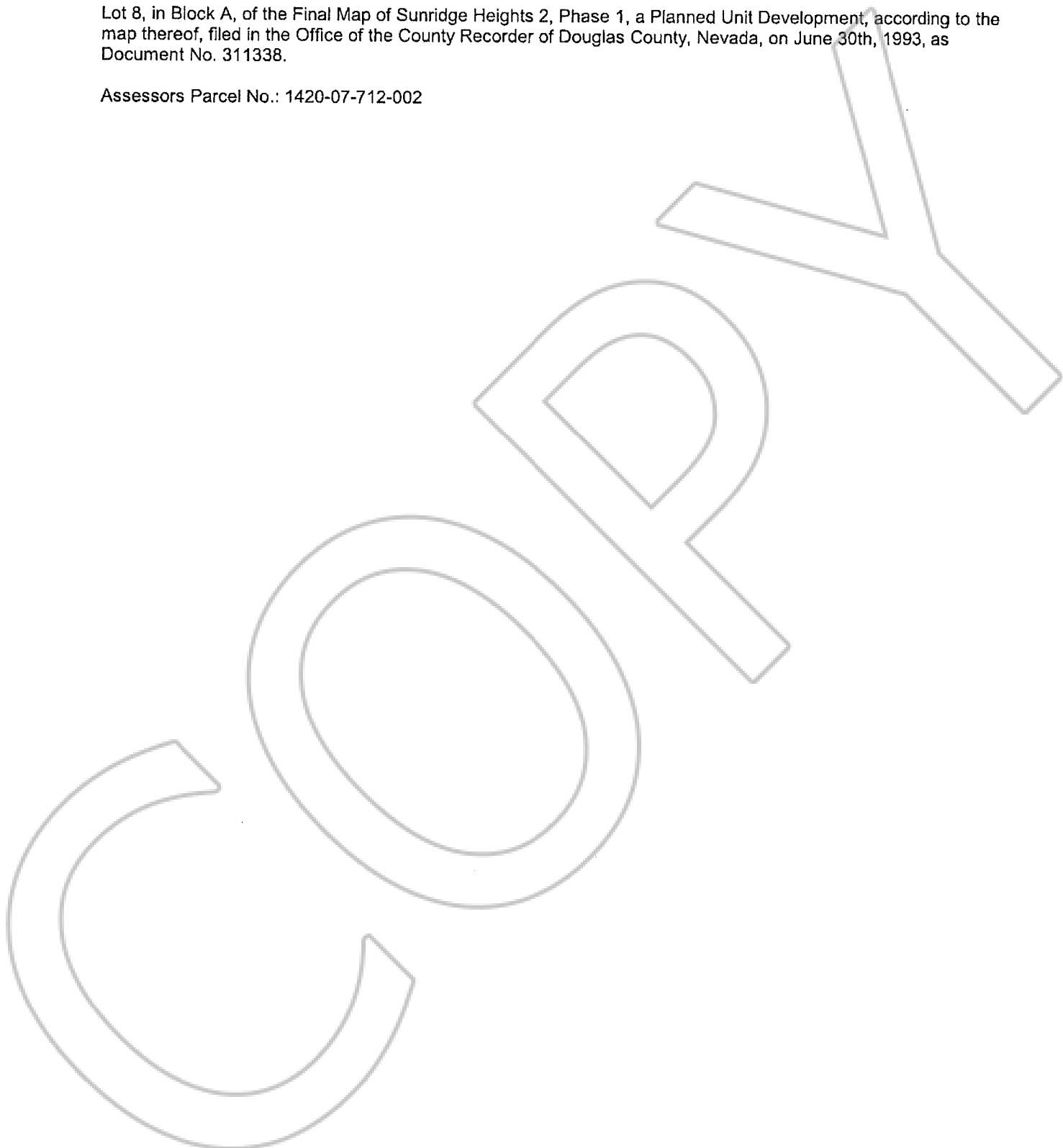


EXHIBIT A

Lot 8, in Block A, of the Final Map of Sunridge Heights 2, Phase 1, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 30th, 1993, as Document No. 311338.

Assessors Parcel No.: 1420-07-712-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-712-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$365,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$365,000.00
 d. Real Property Transfer Tax Due: \$1,423.50

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Benjamin Carson by HL Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

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

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

U.S. Department of Housing and Urban Development AKA The Secretary of Housing and Urban Development, It's	
Print Name: <u>Successors and/or Assigns</u>	Print Name: <u>Corey Hare</u>
Address: <u>34 Civic Center Plaza</u>	Address: <u>3524 Smoketree Avenue</u>
City: <u>Santa Ana</u>	City: <u>Carson City</u>
State: <u>CA</u> Zip: <u>92701</u>	State: <u>Nevada</u> Zip: <u>89705</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20012021-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519