

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: \$698.10 Recorded By: AE
Book- 237 Page- 0136

A. P. No. 001-092-05 & 06
No. 159327-LM

R.P.T.T. \$ 698.10



When recorded mail to:

Mike and Lori Corbett
4490 West Breese Road
Lima, OH 45806

Mail tax statements to:

Same

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

X Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

-OR-

The undersigned, hereby affirm(s) that this document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by the following: _____.

Geneva Martinkus
Signature

Agent/a _____

Geneva Martinkus
Print Signature

Title Foreclosure Officer

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on August 23, 2007, by and between JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, as Trustee, party of the first part, and ANNA FAY CORBETT, Successor Trustee of the CORBETT FAMILY TRUST dated February 7, 1997, party of the second part, whose address is: 4490 West Breese Road, Lima, OH 45806.



W I T N E S S E T H :

WHEREAS, DINKY DITTOS, a Nevada corporation, executed a Promissory Note payable to the order of ANNA FAY CORBETT, Successor Trustee of the CORBETT FAMILY TRUST dated February 7, 1997, in the principal sum of \$156,420.00, and bearing interest, and as security for the payment of said Promissory Note said DINKY DITTOS, a Nevada corporation, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for , Beneficiary, which Deed of Trust was dated April 5, 2005, and was recorded April 7, 2005, in Book 199, Page 415, as Document No. 124283, Official Records, Lincoln County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on November 7, 2005, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, ANNA FAY CORBETT, Successor Trustee of the CORBETT FAMILY TRUST dated February 7, 1997, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded March 1, 2007, in Book 229, Page 199, Document No. 128454, Official Records, Lincoln County, Nevada; and

WHEREAS, JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, was substituted as Trustee under said Deed of Trust in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, by document recorded March 9, 2007, in Book 228, Page 336, Document No. 128486, Official Records, Lincoln County, Nevada; and

WHEREAS, on March 7, 2007, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of ANNA FAY CORBETT, Successor Trustee of the CORBETT FAMILY TRUST dated February 7, 1997, the said FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 23rd day of August, 2007, at the hour of



11:00 o'clock A.M., sell at the Lincoln County Courthouse, located at 1 No. Main Street, Pioche, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded July 25, 2007, as Document No. 129552, Official Records, Lincoln County, Nevada; that said Notice of Sale was published in the Lincoln County Record in its issues dated August 2, 2007, August 9, 2007 and August 16, 2007, and said Notice of Sale was posted in three public places, namely, at the Lyon County Courthouse, the U.S. Postal Service, and Tillie's Minnie Mart, in Pioche, Nevada, on July 23, 2007; and

WHEREAS, on July 26, 2007, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of One Hundred Seventy-Eight Thousand Five Hundred Forty-Five and 52/100 Dollars (\$178,545.52) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$178,545.52, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to its successors and assigns, all that certain real property situate in the County of Lincoln, State of Nevada, that is described as follows:

PARCEL 1:

Lot 20, in Block 32, of the Town of Pioche, recorded and filed in the office of the County Recorder, Lincoln County, Nevada.

PARCEL 2:

Lot 21 in Block 30, of the Town of Pioche, recorded and filed in the office of the County Recorder, Lincoln County, Nevada.



TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

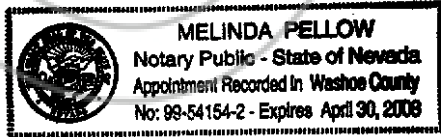
JLM TITLE, LLC, dba
FIRST CENTENNIAL TITLE
COMPANY OF NEVADA

By: *Lisa Quilici*
Lisa Quilici

STATE OF)
) ss
COUNTY OF)

This instrument was acknowledged before me on *Sept 17*, 2007, by *Lisa Quilici* as *Officer* of/for JLM TITLE, LLC, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA.

Melinda Pellow
Notary Public



State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-092-05
 - b) 001-092-06
 - c) _____
 - d) _____

FOR RE: Document Book: _____ Date of Re: Notes: _____	Recording requested By FIRST AMERICAN TITLE	
	Lincoln County - NV	
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- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

3. Total Value/Sales Price of Property: \$ 178545.52
 Deed in Lieu of Foreclosure Only (value of property): \$ 0
 Transfer Tax Value: \$ 178545.52
 Real Property Transfer Tax Due: \$ 698.10

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____
- 1. 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 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 [Handwritten Signature] Capacity Fcl officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: JLN DBA First Centennial Title
 Address: 1450 Ridgeway Suite 100
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: ANNA FAY CORBETT Trustee
 Address: c/o 4490 West Bruce Rd
 City: Reno
 State: OH Zip: 45806

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First Centennial Title Escrow # 159327 LM
 Address: 1450 Ridgeway Suite 100
 City: Reno State: NV Zip: 89509