

**Official Record**

Recording requested By  
JOSEPH MOFFO

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$40.00

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RPTT:

Recorded By: DP

Book- 242 Page- 0258

APN: 001-103-02



**TRUSTEE'S DEED UPON SALE**

**TITLE OF DOCUMENT**

**AFFIRMATION STATEMENT**

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

\_\_\_\_\_ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for filing does contain the social security number of a person or persons as required by law:

\_\_\_\_\_  
(State specific law)

John C. Brown  
Signature Title

\_\_\_\_\_  
Signature

June 9, 2008  
Date

**Grantee's address and mail tax statement:**

**Joseph & Eurica Jan Moffo  
P.O. Box 535  
Pioche, NV 89043**



0131726

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P.O. BOX 656  
ALAMO, NV 89001

**Mail tax notice to:**  
LAW OFFICES OF JOHN C. BROWN  
P.O. BOX 656  
ALAMO, NV 89001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Trustee's Deed Upon Sale

T.S. NO

The undersigned grantor declares:

- (1) The grantee herein was the foreclosing beneficiary.
- (2) The amount of the unpaid debt together with costs was ..... \$104,000.00
- (3) The amount paid by the grantee at the trustee's sale was ..... \$104,000.00
- (4) The documentary transfer tax is ..... N/A
- (5) Said property is in Pioche, Nevada, an unincorporated area; and the

**LAW OFFICES OF JOHN C. BROWN**, (hereinafter referred to as the "Trustee"), as the Trustee under the Substitution of Trustee, previously recorded and hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to Joseph & Eurica Jan Moffo, P.O. Box 535, Pioche, Nevada, 89043, (hereinafter referred to as the "Grantee"), all of its right, title and interest in and to that certain property situated in the Town of Pioche, County of Lincoln, State of Nevada, described as follows:

*APN 001-103-02, Lots 5, 6, 7, 8, 9, and 10 in Block 19 in the Town of Pioche, Lincoln County, Nevada, as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada, commonly known as 100 Main Street, Pioche, Nevada.*

**TRUSTEE STATES THAT:**

This conveyance is made pursuant to the powers conferred upon the Trustee by the Deed of Trust and by the Substitution of Trustee, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County. All requirements of law regarding the mailing of copies of notices and the posting and publication of copies of the Notice of Sale which was recorded has been complied with.

Said property was sold by the Trustee at public auction on April 14, 2008, at the place named in the Notice of Sale, in the Town of Pioche, County of Lincoln, State of Nevada, in which the property is situated.

Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount \$104,000.00, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

In Witness Whereof, said **LAW OFFICES OF JOHN C. BROWN**, as Trustee, has this day caused its name to be hereunto affixed by its owner.

Dated

*June 9, 2008*

*John C. Brown*  
LAW OFFICES OF JOHN C. BROWN,  
as Trustee aforesaid

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

STATE OF NEVADA, )  
COUNTY OF LINCOLN )

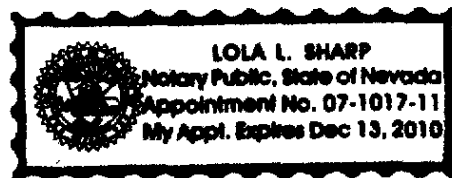
On June 9, 2008 before me, Lola L. Sharp, personally appeared John C. Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Signature

*Lola L. Sharp*

(Seal)



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Page 1 of 1 Fee: \$40.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 001-103-02
  - 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 XX

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document / Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

- 3. Total Value / Sales Price of Property: \$ N/A
- Deduct Assumed Liens and / or Encumbrances: ( N/A )
- (Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_)
- Transfer Tax Value per NRS 375.010, Section 2: \$ N/A
- Real Property Transfer Tax Due: \$ N/A

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - b. Explain Reason for Exemption: **Transfer without Consideration due to Foreclosure**

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1½% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: John C. Brown  
Printed Name: Law Offices of John C. Brown  
Address: P.O. Box 656  
City, State Zip: Alamo, NV 89001  
Telephone: (775) 725 - 3736  
Capacity: Trustee

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: Joseph & Eunica Jan Moffo  
Printed Name: Joseph & Eunica Jan Moffo  
Address: P.O. Box 535  
City, State Zip: Pioche, NV 89043  
Telephone: (775) 962-5129  
Capacity: None