

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT: \$259.35

Recorded By: AE

Book- 243 Page- 0301

35649

A. P. No. 04-041-09

No. 17078

R.P.T.T. \$ **259.35**

When recorded mail to:

*James J. Vallely
1506 San Felipe Dr.
Boulder City, NV 89005*

Mail tax statements to:

Same



0132327

**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 Martinukas
Signature

Agent N/A

Geneva Martinukas
Print Signature

Title Foreclosure officer

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on June 30, 2008, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, party of the second part, whose address is: 1506 San Felipe Drive, Boulder City, NV 89005.



W I T N E S S E T H :

WHEREAS, GARY K. MARTINSEN and NIKKI L. MARTINSEN, husband and wife, executed a Promissory Note payable to the order of JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, in the principal sum of \$60,800.00, and bearing interest, and as security for the payment of said Promissory Note said GARY K. MARTINSEN and NIKKI L. MARTINSEN, husband and wife, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee for JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, Beneficiary, which Deed of Trust was dated May 26, 2006, and was recorded August 22, 2006, as Document No. 127127, Official Records, Lincoln County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, by document recorded February 15, 2008, as Document No. 131006, 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 September 22, 2007, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, 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 February 15, 2008, as Document No. 0131007, Official Records, Lincoln County, Nevada; and

WHEREAS, on February 22, 2008, 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 JAMES J. VALLELY, Trustee of the VALLELY FAMILY TRUST dated September 29, 2000, the said ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, 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 30th day of June, 2008, at the hour of 11:00 o'clock A.M., sell at the entrance of the Lincoln County Courthouse located at 181 Main Street, in 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 June 10, 2008, as Document No. 0131710, Official Records, Lincoln County, Nevada; that said Notice of Sale was published in the Lincoln County Record in its issues dated June 5, 2008, June 12, 2008, and June 19, 2008, and said Notice of Sale was posted in three public places in Pioche, Nevada, namely, at Tilley's Market, the Lincoln County Courthouse, and the United States Post Office, and said Notice of Trustee's Sale was further posted in three public places in Alamo Nevada, namely, at Frehner's Market, Frehner's Gas Station, and Del Pueblo Truck Stop, on June 4, 2008; and

WHEREAS, on June 11, 2008, 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 SIXTY-SIX THOUSAND EIGHTY-EIGHT AND 48/100 DOLLARS (\$66,088.48) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$66,088.48, 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 his successors and assigns, all that certain real property situate in the County of Lincoln, State of Nevada, that is described as follows:

PARCEL 1:

Commencing at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 5, Township 7 South, Range 61 East, M.D.B.&M., thence running due East along the South line of said NE 1/4 of SW 1/4 a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 46, Alamo Townsite on file in the office of the County Recorder of said Lincoln County, running thence North 1°23' West along the West side of



said Main Street and the projection thereof, a distance of 640 feet; thence South 88°37' West a distance of 295 feet to the true point of beginning, continuing thence South 88°37' West a distance of 125 feet, thence South 1°23' East a distance of 100 feet, thence North 88°37' East a distance of 125 feet, thence North 1°23' West, a distance of 100 feet, to the point of ~~ending~~ beginning.

PARCEL 2:

Together with a non-exclusive easement 45 feet in width for roadway and utilities, the center line of which is described as follows:

Commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 feet bearing 1°23' West from said Northeast corner of Lot 1, Block 46, running thence South 88°37' West a distance of 420 feet to a point of ~~beginning~~ ending.

The above metes and bounds description appeared previously in a Deed recorded June 7, 1977 in Book 20 Official Records, Page 668, as Instrument No. 59798.

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 his 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.

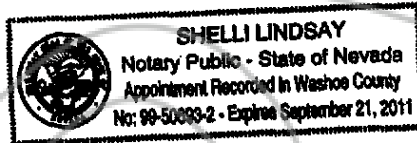
ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: Geneva Martinkus
Geneva Martinkus, President

STATE OF Nevada)
COUNTY OF Washoe) ss

This instrument was acknowledged before me on July 15, 2008, by GENEVA MARTINKUS as President of ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Shelli Lindsay
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-132327
07/24/2008 01:11 PM
Official Record

Recording requested By
COW COUNTY TITLE COMPANY

FOR RE

Document

Lincoln County - NV

Book: _____

Leslie Boucher - Recorder

Date of Re

Page 1 of 1 Fee: \$18.00

Recorded By: AE RPTT: \$259.35

Notes: _____

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1. Assessor Parcel Number(s):

- a) 04-041-09
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) _____ Vacant Land
- b) XX Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property

\$ 66,088.48

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 66,088.48

Real Property Transfer Tax Due:

\$ 259.35

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 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: title Co.

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: ALLIED FORECLOSURE SERVICES
Address: 6121 Lakeside Drive #150
City/State/Zip: Reno NV 89511

BUYER (GRANTEE) INFORMATION
(required)

Print Name: VALLELY FAMILY TRUST
Address: 1506 San Felipe Drive
City/State/Zip: Boulder City, NV 89005

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 35649-Lin
Address: 761 S. Raundance Drive
City/State/Zip: Pahrump, NV 89048