

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$520.65

Recorded By: AE

Book- 246 Page- 0057



0132965

A. P. No. 003-121-25
No. 17122

R.P.T.T. \$ 520.65

3789381-AJ

When recorded mail to:

Diversified Financial Group
7090 South Union Park Avenue, #320
Midvale, UT 84047

Mail tax statements to:

Same as above

**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 N/A

Title Foreclosure Officer

Geneva Martinkus
Print Signature

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on November 14, 2008, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and DIVERSIFIED FINANCIAL GROUP, LLC, a Utah Limited Liability Company, party of the second part, whose address is: 7090 South Union Park Avenue, #320, Midvale, UT 84047.



W I T N E S S E T H :

WHEREAS, LEE R. WELCH executed a Promissory Note payable to the order of DIVERSIFIED FINANCIAL GROUP, LLC, a Utah Limited Liability Company, in the principal sum of \$128,250.00, and bearing interest, and as security for the payment of said Promissory Note said LEE R. WELCH, as Trustor, executed a certain Deed of Trust with Assignment of Rents to FIRST AMERICAN TITLE, Trustee for DIVERSIFIED FINANCIAL GROUP, LLC, a Utah Limited Liability Company, Beneficiary, which Deed of Trust was dated October 23, 2007, and was recorded October 30, 2007, as Document No. 0130128, 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 by document recorded June 26, 2008, as Document No. 131800, 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 balance of principal and interest due on February 21, 2008, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, DIVERSIFIED FINANCIAL GROUP, a Utah Limited Liability Company, 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 June 26, 2008, as Document No. 0131801, Official Records, Lincoln County, Nevada; and

WHEREAS, on July 1, 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 DIVERSIFIED FINANCIAL GROUP 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 14th day of November, 2008, at the hour of 11:00 o'clock A.M., sell at the entrance to the Lincoln County Courthouse, located at 1 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 October 17, 2008, as Document No. 0132834, Official Records, Lincoln County, Nevada; that said Notice of Sale was published in the Lincoln County Record in its issues dated October 16, 2008, October 23, 2008, and October 30, 2008, and said Notice of Sale was posted in three public places, namely, at the Lincoln County Courthouse, the United States Post Office, and Tilley's Market, in Pioche, Nevada on October 24, 2008; and

WHEREAS, on October 23, 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 ONE HUNDRED THIRTY-THREE THOUSAND THREE HUNDRED THIRTY-THREE AND NO/100 DOLLARS (\$133,333.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$133,333.00, 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:

That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 7B of that certain Parcel Map recorded December 2, 1994 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 435, as File No. 102807, Lincoln County, Nevada records.

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.

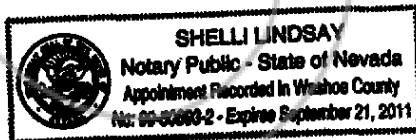
ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*
Geneva Martinkus
Its: *President*

STATE OF Nevada)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on
November 26, 2008, by GENEVA MARTINKUS as
President of/for ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES.

Shelli Lindsay
Notary Public



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FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
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Page 1 of 1 Fee: \$17.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 003 121-25
 -
 -
 -

- Type of Property:

a. <input checked="" type="checkbox"/>	Vacant Land	b. <input type="checkbox"/>	Single Fam. Res.
c. <input type="checkbox"/>	Condo/Twnhse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apt. Bldg	f. <input type="checkbox"/>	Comm'l/Ind'l
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile Home
<input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- Total Value/Sales Price of Property \$140,000.00
 - Deed in Lieu of Foreclosure Only (value of property) _____
 - Transfer Tax Value: \$133,333.00
 - Real Property Transfer Tax Due \$520.65

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section _____
 - Explain Reason for Exemption: _____

- 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 [Signature] Capacity Grantor Agent
 Signature [Signature] Capacity Grantee agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Allied 1031 Exchange
 Address: 6121 Lakeside Dr. #150
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Diversified Financial Grp
 Address: 7090 S. Union Park Ave #320
 City: Midvale
 State: Ut Zip: 84047

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____