

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$1,062.75

Recorded By: AE

Book- 251 Page- 0251

Recording requested by and when recorded mail to:
All Tax Statements mail to:The Hafen 1990 Trust
c/o Sierra Nevada Mortgage
4224 W. Charleston Blvd.
Las Vegas, NV 89102

0134340

APN NO. 08-061-27

R.P.T.T. \$1,062.75

NV 13162

T.S. No.

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 4th day of September, 2009, between NEVADA TRUST DEED SERVICES, INC., a NEVADA Corporation, at the duly appointed Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee) and Donald Hafen and Joan C. Hafen, co-trustees of the Hafen 1990 Trust, dated 01/11/90. (herein called Grantee)

WITNESSTH:

WHEREAS, on November 7, 2006 by Deed of Trust executed by Travis Clifford Lewis, an unmarried man and recorded on November 20, 2006, as document 127894, in the Official Records in the office of the County Recorder of Lincoln County, Nevada, did grant and Stewart Title Company (Nevada Trust Deed Services substituted) upon the Trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of a certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and

WHEREAS, on April 27, 2009, the then Beneficiary or holder of the said note did execute and deliver to Trustee written Declaration of Default and Demand for Sale, and thereafter there was filed for record on May 4, 2009, in the office of County Recorder of the said County, a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was duly recorded as Doc. 0133722 of Official Records of said county; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand to Sale, and in compliance with the terms of said Deed of Trust, did execute its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property particularly therein and hereinafter described, said property being in the County of Lincoln, State of Nevada and fixing the time and place of sale as September



4, 2009 at 3 o'clock P. M., at the office of the Lincoln County Courthouse located at 181 Main St., Pioche, NV.

AND, cause copies of said Notice to be posted for not less than twenty days before the date of sale therein in the city or township of Alamo where the property is located, and in three public places in the City of Pioche, where said property was to be sold, and said Trustee did cause a copy of said Notice to be published once a week for three successive weeks before the date of sale therein fixed in Lincoln County Record a newspaper of general circulation printed and published in the city or district in which said real property is situated, the first date of such publication being August 13, 2009.

AND,

WHEREAS, copies of said recorded Notice of Default and of said Notice of Sale were mailed, served or published in accordance with section 107.090 of the Nevada Revised Statutes; and or upon all those who were entitled to special notice said sale as in said section provided.

AND,

WHEREAS, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, being the highest bidder therefore, the property hereinafter described for the sum of \$272,211.51 dollars, paid in lawful money of the United States of America and by the satisfaction of the indebtedness then secured by said Deed of Trust.

NOW, THEREFORE, Trustee, in the consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situated in the County of Lincoln, State of Nevada described as follows:

Being a portion of the South Half (S ½) of Section 16, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain map recorded December 6, 2005, in the Office of the County Recorder of Lincoln County, Nevada, in Book C of Plats, Page 148, as File No. 125583, Lincoln County, Nevada records.



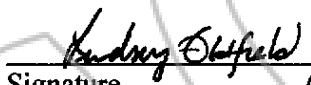
IN WITNESS WHEREOF, NEVADA TRUST DEED SERVICES, INC., said Trustee, has this day caused its corporate name and seal to be herein affixed by its President, thereunto duly authorized by resolution of its Board of Directors.

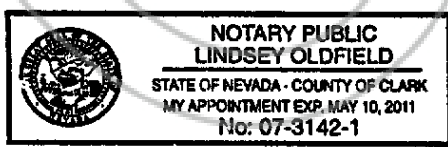
NEVADA TRUST DEED SERVICES, INC.
as Trustee aforesaid.

By: 
Carroll K. Gagnier, President

STATE OF NEVADA }
COUNTY OF CLARK }

On September 4, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Carroll K. Gagnier**, known to me (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.


Signature _____ (Notary Public)



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Page 1 of 1 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 08-061-27
- 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
- Other

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

- 3. a. Total Value/Sales Price of Property \$ 272,211.51
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 272,211.51
- d. Real Property Transfer Tax Due \$ 1,062.75

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 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 Nevada Trust Deed Services, Inc Capacity Grantor

Signature Carroll K. Gagnier Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Nevada Trust Deed Services, Inc
Address: 3445 Beam Dr.
City: Las Vegas
State: Nv. Zip: 89139

Print Name: The Hafen 1990 Trust
Address: 4224 W. Charleston Blvd.
City: Las Vegas
State: NV Zip: 89102

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

Print Name: _____ Escrow #: NV 13162
Address: _____
City: _____ State: _____ Zip: _____