

**Official Record**Recording requested By  
TRENT TYRELL & PHILLIPS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: AE

Book- 252 Page- 0029



0134541

APN# 003-151-01**Recording Requested by and Return to:**Name MADISON B. GRAVES II and SUSAN M. GRAVESAddress 11920 Southern Highlands Pkwy., Suite 200City/State/Zip Las Vegas, NV 89141Trustee's Deed Upon Sale  
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2  
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

This document is being re-recorded in order to correct the true name of the Grantee, MADISON B. GRAVES, II. While the Trustee's Deed Upon Sale reflects his name as MADISON B. GRAVES, III, his actual and correct name is MADISON B. GRAVES, II. Therefore, the correct Grantees under the Trustee's Deed Upon Sale are: MADISON B. GRAVES, II. and SUSAN M. GRAVES, husband and wife, as joint tenants.

# CERTIFICATION OF COPY

State of Nevada }  
County of Lincoln } ss.

I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Trustee's Deed Upon Sale

now on file in this office, in Book 86 of Official Records  
Page 579-581 as Document Number 92102

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, this 16<sup>th</sup> day of November 20 09

**Leslie Boucher**  
\_\_\_\_\_  
Leslie Boucher Recorder  
*[Signature]*  
\_\_\_\_\_  
Amy Blumer Deputy Recorder



Lincoln County

TRUSTEE'S DEED UPON SALE

No. 89-03-0438-CJ

This Indenture, made August 28, 1989

between

CHICAGO TITLE AGENCY OF LAS VEGAS, INC., a NEVADA corporation,

as Trustee as hereinafter stated, herein called Trustee, and

MADISON B. GRAVES III and SUSAN M. GRAVES, Husband and wife as joint tenants

herein called Grantee, WITNESSETH:

WHEREAS, NELLA B. WOOD, as Trustee of the "NELLA B. WOOD FAMILY TRUST" dated April 25, 1984 by Deed of Trust dated May 18, 1984, and recorded May 25, 1984 in Book 59, Page 679 of Official Records, as Document No. 79992 in the office of the County Recorder of Lincoln County, State of Nevada,

did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, 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 19, 1989 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on April 28, 1989 in the office of the County Recorder of Lincoln County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 84, Page 664, as Document No. 91166 of Official Records of said County, and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in The Lincoln County Record and The Las Vegas Review Journal a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 28th day of August, 1989 at the hour of 10:00 o'clock A.M. of said day, at the main entrance of The Lincoln County Courthouse, City of Pioche, County of Lincoln, State of Nevada.

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of Clark, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of Twenty Seven Thousand Five Hundred Seventy one and 03/100 Dollars (\$ 27,571.03 ), said Grantee being the highest and best bidder therefor.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee MADISON B. GRAVES III and SUSAN M. GRAVES, husband and wife as joint tenants

State of Nevada, described as follows: all that certain property situate in the County of Lincoln

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

SPACE BELOW THIS LINE FOR RECORDER'S USE

Send Tax Statement To  
Chicago Title  
4100 W. Flamingo #1000  
Las Vegas, Nevada 89103  
AND WHEN RECORDED MAIL TO



CHICAGO TITLE AGENCY OF  
LAS VEGAS, INC.  
NEVADA TITLE OFFICE

701 E. Boulder St. • Las Vegas, Nevada 89101 • 562-7400

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Sub



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Lincoln County

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said CHICAGO TITLE AGENCY OF LAS VEGAS, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

CHICAGO TITLE  
AGENCY OF LAS VEGAS, INC. TRUSTEE aforesaid

By: T. HERRERA Vice-President

STATE OF NEVADA  
County of Clark ) ss.

On this 28th day of August, 19 89 personally appeared before me, a Notary Public,

T. HERRERA, Vice President of Chicago Title Agency of Las Vegas, Inc.

who acknowledged that he executed the above instrument.

Signed Linda E. Nielsen  
Notary Public



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
Linda E. Nielsen  
My Appointment Expires 8-8-92

NEVADA TITLE OFFICE  
701 EAST BRIDGER STREET  
LAS VEGAS, NEVADA 89101

CHICAGO TITLE  
INSURANCE  
COMPANY



NEVADA TITLE OFFICE  
701 EAST BRIDGER STREET  
LAS VEGAS, NEVADA 89101

CHICAGO TITLE  
INSURANCE  
COMPANY



TRUSTEE'S DEED  
UPON SALE  
FROM  
CHICAGO TITLE  
AGENCY OF LAS VEGAS, INC.  
as Trustee

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Lincoln County

Situate in the City of Caliente, County of Lincoln, State of Nevada, described as follows:

Being a portion of Section 7 beginning at a point on the East boundary of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 7, Township 4 South, Range 67 East M.D.B.&M., said point being common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada; thence South 00°07' East 657+/- feet to a point in the northerly right of way line of U.S. Highway No. 93 having a width of 70 feet; thence South 59°57' West along said northerly right of way line, 270+/- feet to a point of tangency with a curve to the right having a radius of 970 feet; thence along said curve through an arc of 64°08'46" for an arc distance of 1,030 feet; thence North 34°05'46" East along a radial to the aforementioned curve, a distance of 15.00 feet to a point in the Northerly Right of Way of said Highway 100 feet wide; thence North 55°54'14" West 250+ feet; thence departing from said Right of Way line North 48°15' East, 1,932.0 feet to a point in the Easterly boundary of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 7; thence South 00°07' East along said East boundary, 340+ feet; thence south 89°57' West, 35+ feet; thence South 0°07' East, 298.5 feet to the point of beginning.

Except that portion of Section 7

Beginning at a point on the East boundary of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., a point common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada; thence South 44°29' West, 208.71 feet; thence North 45°31' West, 208.71 feet; Thence North 44°29' East 422.10 feet; Thence South 00°07' West 298.49 feet to the point of beginning.

Also excepting therefrom the following described parcel of land:

Beginning at a point on the Northerly right of way line of U.S. Highway 93 and on an extension of the West line of the Holt Addition to the City of Caliente, Nevada, said point being North 0°07'54" West, 1,100.25 feet along the Section line and West, 1,348.17 feet from the Southeast corner of Section 7, Township 4 South, Range 67 East, M.D.B.&M., and running thence South 59°35' West, 210.62 feet along said Northerly Right of Way line of said U.S. Highway to a point of tangency with a 970.00 feet radius curve to the right; thence Southwesterly, 29.39 feet along the arc of said curve and said northerly Right of Way line of the said Highway; thence North 30°25' West, 299.58 feet; thence North 59°35' East, 414.05 to a point on the West line of the said Holt Addition to the City of Caliente, Nevada; thence South 0°17'47" East, 346.83 feet along the West line of said West End Addition to the point of beginning.

4/1/74

34-41430T

92112  
RECORDED / INDEXED  
Chicago Title of Las Vegas  
August 28, 1989  
AT 10 10  
A 86  
REC 379  
COUNTY CLERK

FRANK C. HULSE  
CLERK

By *Frank C. Hulse*, Deputy

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested by  
TRENT TYRELL & PHILLIPS

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: AE RPTT:  
Book- 252 Page- 0029

1. Assessor Parcel Number(s)

- a. 003-151-01
- 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'/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust on file

3. a. Total Value/Sales Price of Property

\$ -0-

b. Deed in Lieu of Foreclosure Only (value of property)

( -0- )

c. Transfer Tax Value:

\$ -0-

d. Real Property Transfer Tax Due

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to  
or from a trust

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 [Signature] Capacity Representative

Signature [Signature] Capacity Representative

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Madison B. Graves II and Susan M. Graves

Print Name: Madison B. Graves II and Susan M. Graves

Address: 11920 Southern Highlands Pkwy., Suite 200, Las Vegas

Address: 11920 Southern Highlands Pkwy. #200, Las Vegas

City: NV

City: NV

State: NV Zip: 89141

State: NV Zip: 89141

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

Print Name: Trent, Tyrell & Phillips Escrow #: \_\_\_\_\_

Address: 11920 Southern Highlands Pkwy, Ste 200

City: Las Vegas State: NV Zip: 89141

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED