



0136115

A.P. #008-061-23

MAIT TAX STATEMENTS TO:
WHEN RECORDED MAIL TO:
David Ratcliffe & Violet E. Ratcliffe
9309 Cactus Wood Drive
Las Vegas, NV 89134

Order No. 284078FCL

TRUSTEE'S DEED UPON SALE

Transfer Tax \$239.85

The Grantee herein was the foreclosing beneficiary.

The amount of the unpaid debt was \$53,034.37

The amount paid by the Grantee was \$61,362.80

Said property is in the City of Caliente, County of Lincoln

NATIONAL TITLE COMPANY., a Nevada corporation, (herein called Trustee) does hereby grant and convey, both without covenant or warranty, express or implied to David H. Ratcliffe and Violet E. Ratcliffe, Trustees of the David H. Ratcliffe and Violet E. Ratcliffe Family Trust Dated February 21, 1994 (herein called Grantee) the real property in the City of Caliente County of Lincoln, State of Nevada, described as follows:

PARCEL 2 OF THE PARCEL MAP FOR GLEN C. POULSON SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M. RECORDED IN BOOK B OF PLATS, PAGE 460, INSTRUMENT NO. 119227 IN LINCOLN COUNTY, NEVADA.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee or Successor Trustee or Substituted Trustee, under that certain Deed of Trust executed by Mark Poulsen and Theresa Poulsen, husband and wife as joint tenants, as Trustor, recorded April 17, 2008 as Instrument No. 0131394 in Book No. 240, Page 618 of official records in the Office of the County Recorder of Lincoln County, Nevada. The Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published one a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By LB RPTT: \$239.85
Book- 257 Page- 0013

1. Assessor Parcel Number(s)

- a. 008-061-23
- 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: _____

3. a. Total Value/Sales Price of Property

\$ 61362.80

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

(_____)

c. Transfer Tax Value:

\$ 61362.80

d. Real Property Transfer Tax Due

\$ 239.85

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Trustee Officer

Signature: TRINA DEMORE

Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: National Title Company
Address: 7251 W. Lake Mead Blvd., #350
City: Las Vegas
State: Nevada Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: David Ratcliffe
Address: 9309 Cactus Wood Drive
City: Las Vegas
State: NV Zip: 89134

COMPANY REQUESTION RECORDING

Print Name: National Title Company
Address: 7251 W. Lake Mead Blvd., #350
City: Las Vegas

Escrow #: 284078
State: Nevada Zip: 89128

First American Title
5310 Kietzke Lane Suite 100
Reno NV 89511
As a public record this form may be recorded/microfilmed