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

DOC # 0136115

-7/13/2010

04:18 PH

Official Record

Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 RPTT: \$239.85 Book- 257 Page-

Page 1 of 2 Recorded By LB 0013



## 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, INSTURMENT 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.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on June 22, 2010 to said Grantee, being the highest bidder therefore, for \$61,362.80 cash, lawful money of the United States, in satisfaction pro tanto of the indebteness then secured by said Deed of Trust.

IN WITNESS WHEREOF, NATIONAL TITLE COMPANY, as Trustee, has this day, caused its corporate name to be hereto affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated July 7, 2010

NATIONAL TITLE COMPANY

By: Tracy Bouchard, President

TRICIA BEAUDRY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 97-2959-1
MY APPT. EXPIRES JULY 13, 2013

July 1,2010

State of Nevada

County of Clark

This instrument was acknowledged before me on

Tracy Bouchard

Signature:

Notary Public

} ss.

Recording requested By FIRST AMERICAN TITLE

## Official Record

Lincoln County - NV

STATE OF NEVADA **DECLARATION OF VALUE FORM** 

1. Assessor Parcel Number(s)	Leslie Boucher - Recorde
a. 008-061-23	Page 1 of 1 Fee: \$15.00
b	Recorded By LB RPTT: \$239.85
c	Book - 257 Page - 9013
d	\ \ \
	~ \ \
2. Type of Property:	
a. X Vacant Land b. Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book: Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
Other	
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
	\ <del></del>
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 pena	alty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the	
supported by documentation if called upon to substantia	
parties agree that disallowance of any claimed exemption	on, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest at	
and Seller shall be jointly and severally liable for any ad	ditional amount owed.
Signature: Wir Klub	Consider Franco (1/2) and
Signature: Mh Mul	Capacity: Trustee (Afficer
Signature: TRIVIA DEMUORI)	Capacity:
Signature	Capacity.
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
(MEQUINED)	(REQUIRED)
Print Name: National Title Company	Print Name: David Ratcliffe
Address: 7251 W. Lake Mead Blvd., #350	Address: 9309 Cactus Wood Drive
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89128	State: NV Zip: 89134
230,	
COMPANY REQUESTION RECORDING	
Print Name: National Title Company	Escrow #: 284078
Address: 7251 W. Lake Mead Blvd., #350	
City: Las Vegas	State: Nevada Zip: 89128
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