

Official RecordRecording requested By
COW COUNTY TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee \$15.00 Page 1 of 2
RPTT \$3,549.00 Recorded By AE
Book- 269 Page- 0260APN: 008-251-05
008-261-10

Recording Requested by:
Rick L. Guerisoli, Esq.
DURHAM JONES & PINEGAR, P.C.
192 East 200 North, 3rd Floor
St. George, Utah 84770

When Recorded Mail to:
Same as previously indicated

TRUSTEE'S DEED UPON SALE

Rick L. Guerisoli (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to American Bank of the North, 2310 NW 3rd Street, Grand Rapids, MN 55744 (herein called Grantee) the real property located in Lincoln County, Nevada, described as follows:

All of Section 13, Township 12 South, Range 70 East, M.D.B. &M, Lincoln County Nevada

The West half (W1/2) and the West half (W1/2) of the Northeast Quarter (NE1/4) of Section 18, Township 12 South, Range 71 East, M.D.B. & M, Lincoln County Nevada

Together with all improvements now or hereafter erected on the property, and all easement, appurtenances, and fixtures now or hereafter a part of the property.

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 (the "Trust Deed") executed by VERO LINCOLN MESA, LLC, a Nevada limited liability company, Grantor, to First American Title Insurance Company, as Trustee, and American Bank of the North as Beneficiary, which Trust Deed was recorded on March 3, 2008, in Book 239 of Official Records, Page 524, as Document No. 0131066, records of Lincoln County, Nevada, as subsequently modified, and pursuant to the Notice of Default recorded August 12, 2011, in Book 265 of Official Records, Page 0617, as Document No. 0138980, records of Lincoln County, Nevada, Trustee having

STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
 - a. 008-251-05 _____
 - b. 008-261-10 _____
 - c. _____
 - d. _____

- 2. 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 909,683.62
- b. Deed in Lieu of Foreclosure Only (value of property(_____))
- c. Transfer Tax Value: \$ 909,683.62
- d. Real Property Transfer Tax Due \$ 3,549.00

- 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: [Signature] Capacity: Trustee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rick L. Guerisoli, Trustee
 Address: 192 E 200 N 3rd Floor
 City: St George
 State: UT Zip: 84770

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: American Bank of the North
 Address: 2310 NW 3rd Street
 City: Grand Rapids
 State: MN Zip: 55744

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Rick L. Guerisoli Cow County Title Escrow # _____
 Address: 192 E 200 N 3rd Floor
 City: St George State: UT Zip: 84770