

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

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RPTT

Recorded By AE

Book- 270 Page- 0308

A. P. No. 008-261-05; 008-251-03
008-251-04; 008-261-09
Foreclosure No. 47623



**AFFIDAVIT OF AUTHORITY TO EXERCISE THE POWER OF
SALE
(NRS 107.080 Compliance Affidavit)**

Property Owners:

BLT Acquisition Group, LLC
BLT Lincoln County Land, LLC

Trustee Address:

Western Title Company, LLC
5390 Kietzke Lane, #101
Reno, NV 89511

Property Address:

Vacant Land

Deed of Trust Document

Instrument Number:

127097

STATE OF KENTUCKY)

SS:

COUNTY OF LINCOLN)

The affiant, SHAN PENDYGRAFT, as
OFFICER of/for FIRST SOUTHERN NATIONAL
BANK being first duly sworn upon oath, based on
personal knowledge, and under penalty of perjury
attests that I am the authorized representative of the
beneficiary, of the deed of trust described in the
Notice of Default and Election to Sell to which this
affidavit is attached ("Deed of Trust").

I further attest, based on personal knowledge,
and under penalty of perjury, to the following
information, as required by NRS 107.080(2) (c):

1. The full name and business address of the trustee or
the trustee's representative or assignee is:



Western Title Company, LLC
5390 Kietzke Lane, #101
Reno, NV 89511

The full name and business address of the current holder of the note secured by the Deed of Trust is:

FIRST SOUTHERN NATIONAL BANK
P.O. Box 328
Stanford, Kentucky 40484

The full name and business address of the current beneficiary of record of the Deed of Trust is:

FIRST SOUTHERN NATIONAL BANK
P.O. Box 328
Stanford, Kentucky 40484

The full name and business address of the servicers of the obligation or debt secured by the Deed of Trust is:

FIRST SOUTHERN NATIONAL BANK
P.O. Box 328
Stanford, Kentucky 40484

2. The full name and last known business address of the current and every prior known beneficiary of the Deed of Trust, is:

IRWIN UNION BANK AND TRUST CO.
401 North Buffalo
Suite #200
Las Vegas, Nevada 89145

FIRST SOUTHERN NATIONAL BANK
P.O. Box 328
Stanford, Kentucky 40484

3. The beneficiary, successor in interest of the beneficiary, or trustee of the Deed of Trust, has actual or constructive possession of the note secured by the Deed of Trust.



4. The trustee has the authority to exercise the power of sale under Chapter 107 of NRS with respect to the property encumbered by the Deed of Trust, pursuant to the instruction of the beneficiary of record and the current holder of the note secured by the Deed of Trust.

5. The following is information regarding the amount in default, the principal amount secured by the Deed of Trust, a good faith estimate of fees imposed and to be imposed because of the default and the costs and fees charged to the debtor in connection with the exercise of the power of sale as of MARCH 5, 2012:
 - a. The amount of missed payments and interest in default is \$ 101,376.26.

 - b. The amount of fees charged to the debtor in connection with the exercise of power of sale is \$ 42,000.00.

 - c. The principal amount secured by the Deed of Trust is \$16,760,000.00.

 - d. A good faith estimate of all fees imposed and to be imposed because of the default is \$ 42,000.00.

 - e. A good faith estimate of the total costs and fees to be charged to the debtor in connection with the exercise of the power of sale is \$ 34,150.00.

6. The following is information regarding the instrument(s) that conveyed the interest of each beneficiary:

The beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Deed of Trust, and the note secured thereby, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, as evidenced by that certain Assignment of Deed of Trust recorded March 25, 2010, in Book 255, on Page 270, as Document No. 0135731, Official Records, Lincoln County, Nevada.



The beneficial interest of FDIC as RECEIVER FOR IRWIN UNION BANK AND TRUST COMPANY, under said Cross Collateralization and Cross Default Agreement, and the note secured thereby, was assigned to FIRST SOUTHERN NATIONAL BANK, a national banking association, as evidenced by that certain Assignment of Cross Collateral and Cross Default Agreement recorded March 25, 2010, in Book 255, on Page 272, as Document No. 0135732, Official Records, Lincoln County, Nevada.

7. The affiant acknowledges that he/she understands that recording a false affidavit that he/she knows or has reason to know if forged or groundless, contains a material misstatement or false claim or is otherwise invalid constitutes a felon in the State of Nevada, under NRS 205.395:

Dated this 5 day of March, 2012.

Affiant Name: Shay Pendencygraft

Signed By: [Signature]

Print Name: Shay Pendencygraft

STATE OF Kentucky)
COUNTY OF Lincoln) ss:

On this 5 day of March, 2012, personally appeared before me, a Notary Public, in and for said County and State, Shay Pendencygraft, as Officer of/for FIRST SOUTHERN NATIONAL BANK known to me to be the persons described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
My Commission Expires 9-11-2013.

