

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPT: \$1,930.50 Recorded By: AE
Book- 272 Page- 0468

APN: 008-031-05, 06, 008-31-37, 38

Recorded at the Request of:First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074

0141609

When Recorded, Mail Tax Statements To:Nevada State Bank
976 Idaho Street
Elko, Nevada 89801-3919

File No. 2417479-RMD

R.P.T.T.: ~~\$1,930.50~~ ^{ML} 1930.50**TRUSTEE'S DEED UPON SALE****First American Title Insurance Company, a California corporation**

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

NEVADA BANK & TRUST COMPANY

(herein called Grantee) the real property in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 LS LT, LLC, a Nevada limited liability company, as Trustor, recorded on 08/09/2005 as Instrument No. 124989 of Official Records of said County. The Notice of Default recorded on 01/09/2012 as Instrument No. 0140411 of Official Records 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 recorded on 05/07/2012 as Instrument No. 0141153 of Official Records of Lincoln County, Nevada and published once a week for three consecutive weeks commencing in the Lincoln County Record, 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 in public places namely: Lincoln County Courthouse, 1938 Main Street, Pioche, Nevada, 89043.



Exhibit "A"
Legal Description

PARCEL 1:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE NORTH 01°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1694.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°10'39" EAST, A DISTANCE OF 280.38 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 01°10'39" WEST, A DISTANCE OF 280.38 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 535 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HARRY HENKEL ON JANUARY 28, 1977; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 394.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

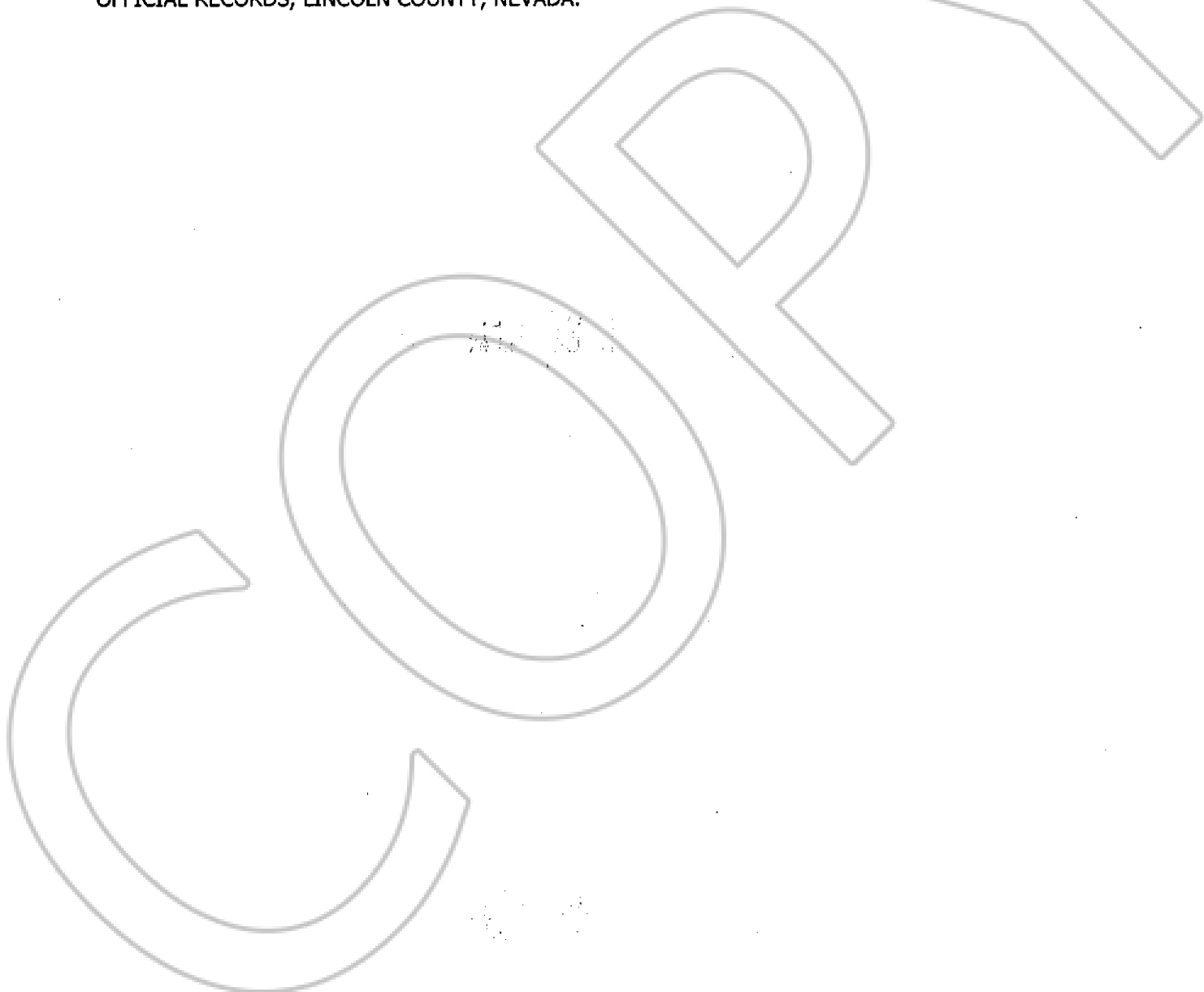
A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS



FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 93; THENCE NORTH 1°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1503.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°10'39" EAST, A DISTANCE OF 191.52 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 1°10'39" WEST, A DISTANCE OF 191.52 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 IN BOOK 204, PAGE 419 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.



Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: AE RPTT: \$1,930.50
Book-272 Page-0468

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-031-06
- b) 008-031-05
- c) 008-031-37
- d) 008-031-38

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$495,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$495,000.00

d) Real Property Transfer Tax Due

~~\$1,931.00~~ - 1930.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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: _____

Capacity: Trustee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

First American Title Insurance

Print Name: Company

Print Name: Nevada Bank and Trust

Address: 2490 Paseo Verde Pkwy, STE 100

Address: 976 Idaho Street

City: Henderson

City: Elko

State: NV Zip: 89074

State: NV Zip: 89801

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

First American Title Insurance

Print Name: Company

File Number: 201-2417479 RMD/b1

Address 2490 Paseo Verde Pkwy, STE 100

City: Henderson

State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)