

Official Record

Recording requested By
FIRST AMERICAN TILE CO

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$19.00 Page 1 of 6
RPT: \$78.00 Recorded By: LB
Book- 277 Page- 0045



0142765

Assessor's Parcel No.:
002-132-07

Mail Tax Statements to:
America First Federal Credit Union
P.O. Box 9199
Ogden, UT 84409

Return to: America First Federal Credit Union
P.O. Box 9199
Ogden, UT 84409

Prepared by: America First Federal Credit Union
P.O. Box 9199
Ogden, UT 84409

Space Above This Line For Recording Data

DEED IN LIEU OF FORECLOSURE

2434983

THIS INDENTURE, made this 10 day of January, 2013, between Chris D. Hogan, an unmarried man (the "Grantor"), with the address P. O. Box 642, Panaca, Nevada 89042 and America First Federal Credit Union, fka Moapa Valley Federal Credit Union (the "Grantee"), with the address of P.O. Box 9199, Ogden, UT 84409.

WITNESSETH:

Grantor, for good and valuable consideration, as set forth herein below, does by these presents grant, bargain, and sell unto Grantee, and Grantee's successors and assigns, forever, all that certain real property situate in the County of Lincoln; State of Nevada, described as follows:

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That certain lot situated in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56 more particularly described as follows:

Parcel 1 of that certain parcel map recorded December 21, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 94 as File No. 123542, Lincoln County, Nevada records.

Together with the Easterly 15 fee of Lot 4 of Final Map for First Phase Subdivision of Block 56 recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 152 as File No. 67637, Lincoln County, Nevada records.

Now known as Parcel 1 of that certain Record of Survey Boundary Line Adjustment Map recorded September 20, 2005 in Book C of Plats, Page 134 as File No. 125224 Lincoln County, Nevada records.

ASSESSOR'S parcel number 002-132-07

Street Address: 1405 Edwards Place
Panaca, Nevada 89042

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder, and remainders, rents, issues and profits thereof, water rights, and all personal property of Grantor, if any, therein (all of the foregoing shall hereinafter be referred to as the "Property ");

TO HAVE AND TO HOLD the Property unto the said Grantee, and Grantee's successors and assigns, forever.

This Deed in Lieu of Foreclosure is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold said Property to Grantee for a fair and adequate consideration, such consideration being the full satisfaction of all obligations secured by the Deed of Trust originally executed by Grantors, for the benefit of America First Federal Credit Union, fka Moapa Valley Federal Credit Union, as Beneficiary, and was recorded August 21, 2009 as Doc. no. 0134157, Book 250 Page 0358, in the Official Records of Lincoln County, State of Nevada.

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IN WITNESS WHEREOF, Grantor has executed this Deed in Lieu of Foreclosure the day and year first herein above written.

GRANTOR:

By: 
CHRIS D. HOGAN, an unmarried man

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

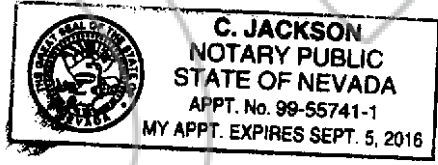
On January 10, 2013, personally appeared before me, a notary public, CHRIS D. HOGAN, an unmarried man, who is personally known (or proved) to me to be person whose name is subscribed to the above instrument who acknowledged that he executed the instrument as Grantor.


NOTARY PUBLIC

See the Affidavit of Acceptance by Grantee attached hereto as Exhibit "A".

See the Estoppel Affidavit attached hereto as Exhibit "B".

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**EXHIBIT "A" TO DEED IN LIEU OF FORECLOSURE
AFFIDAVIT AND ACCEPTANCE BY GRANTEE**

STATE OF UTAH)
)ss.
COUNTY OF WEBER)

SKYE HYDE, America First Federal Credit Union being first duly sworn upon oath, deposes and says:

That for purposes of Grantee accepting delivery of the foregoing Deed in Lieu of Foreclosure and Grantee executing this Affidavit, that She has read the Deed in Lieu of Foreclosure and knows the contents thereof; that to the best of her own knowledge, there is no statement contained in the terms, warranties, and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records or attaching subsequent to the recording of the Deed of Trust, except (1) current taxes; (2) Covenants, Conditions, and Restriction of record; (3) restrictions of record; and (4) easements of record which affect the Property deeded, and provided further that Grantors are the sole, titled, record owners of the Property.

SKYE HYDE
America First Federal Credit Union

SUBSCRIBED AND SWORN to before me this 04 day of January, 2013.

Hollmann Perry
NOTARY PUBLIC

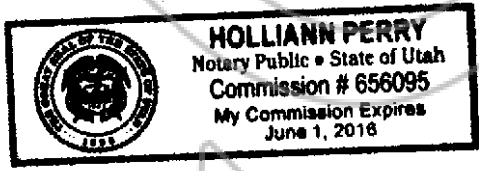


EXHIBIT "B" TO DEED IN LIEU OF FORECLOSURE

ESTOPPEL AFFIDAVIT

Affidavit of individual giving Deed in Lieu of Foreclosure

State of Nevada)
)ss.
County of Lincoln)

Chris D. Hogan, an unmarried man, hereinafter referred to as affiant, being first duly sworn, each for himself, deposes and says:

That he is the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure ("Deed") to America First Federal Credit Union, fka Moapa Valley Federal Credit Union, dated January 10, 2013 conveying the following described real property to wit:

LEGAL DESCRIPTION:

That certain lot situated in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56 more particularly described as follows:

Parcel 1 of that certain parcel map recorded December 21, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 94 as File No. 123542, Lincoln County, Nevada records.

Together with the Easterly 15 fee of Lot 4 of Final Map for First Phase Subdivision of Block 56 recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 152 as File No. 67637, Lincoln County, Nevada records.

Now known as Parcel 1 of that certain Record of Survey Boundary Line Adjustment Map recorded September 20, 2005 in Book C of Plats, Page 134 as File No. 125224 Lincoln County, Nevada records.

ASSESSOR'S parcel number 002-132-07

Street Address: 1405 Edwards Place
Panaca, Nevada 89042

That affiant is now, and all times herein mentioned has been, the Grantor and that the aforesaid Deed is intended to be and is an absolute conveyance of the title to said premises to the Grantee named herein, and was not and is not now intended as mortgage, trust conveyance nor security of any kind; that it was the intention of the affiant as Grantor in said Deed to convey, and by said Deed this affiant did convey to the Grantee all right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

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That in the execution and delivery of said Deed, affiant was not acting under any misapprehension as to the effect thereof and acted freely and voluntarily and was not acting out of coercion or duress;

That the consideration for said Deed was the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property executed by himself to Fidelity National Title Company, as Trustee, for America First Federal Credit Union, fka Moapa Valley Federal Credit Union, as beneficiary, recorded August 21, 2009 as Doc. Number 0134157, Book 250, Page 0358, Official Records, Lincoln County, Nevada; that at the time of making said Deed of Trust affiant believes and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

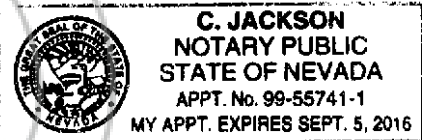
That this affidavit is made for the protection and benefit of the Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of First American Title, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiant, and each of them, will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, as to the truth of the particular facts hereinabove set forth.

[Signature]
Chris D. Hogan, an unmarried man

Subscribed and sworn to this before me this 10 day of January 2013

[Signature]
Notary Public
Cristina Jackson
Notary Public name printed



ACCEPTED AND APPROVED, AMERICA FIRST FEDERAL CREDIT UNION

By: [Signature]

Date: Jan. 14, 2013.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TILE CO

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00
Recorded By: LB RPTT: \$78.00
Book- 277 Page- 0045

- 1. Assessor Parcel Number(s)
 - a. 002-132-07
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input 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 \$ 205,187.⁰³
- b. Deed in Lieu of Foreclosure Only (value of property) (185,497.⁰⁰)
- c. Transfer Tax Value: \$ 19,690.⁰⁰
- d. Real Property Transfer Tax Due \$ 78.⁰⁰

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: [Handwritten Signature] Capacity: AGENT / GRANTEE

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: CHRISTOPHER HOAN

Address: 1405 EDWARDS PLCE

City: PANACA

State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: AMERICA FIRST CREDIT UNION

Address: PO BOX 9199

City: OGDEN

State: UTAH Zip: 84409

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

Print Name: AMERICA FIRST CREDIT UNION Escrow # _____

Address: PO BOX 9199

City: OGDEN State: UT Zip: 84409

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

First American Title
2490 Paseo Verde, #100
Henderson NV 89074