

APN: 012-110-14

**Recorded at the Request of:**

First American Title Company  
2500 Paseo Verde Parkway, Ste.120  
Henderson, NV 89074

**When Recorded, Mail Tax Statements To:**

Nevada Bank & Trust  
976 Idaho Street  
Elko, NV 89801-3919

File No. 2453573-IRK

R.P.T.T.: \$~~263.25~~ 203.25

0145177

**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**

(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 **GEORGIA F. SMITH, a married woman**, as Trustor, recorded on **11/13/2006** as **Instrument No. 127845** of Official Records of said County. The Notice of Default recorded on **10/10/2013** as **Instrument No. 0144090** 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 recorded on **02/03/2014** as **Instrument No. 0144876** of Official Records of Lincoln County, Nevada and published once a week for three consecutive weeks commencing **02/07/2014** 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, 181 N. Main Street, Pioche, NV 89043.**



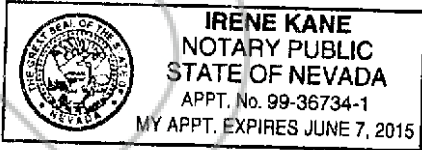
At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **02/28/2014** to said Grantee, being the highest bidder therefore, for **\$67,374.01** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company, a California corporation as trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Date: March 11, 2014

First American Title Insurance Company, a California corporation

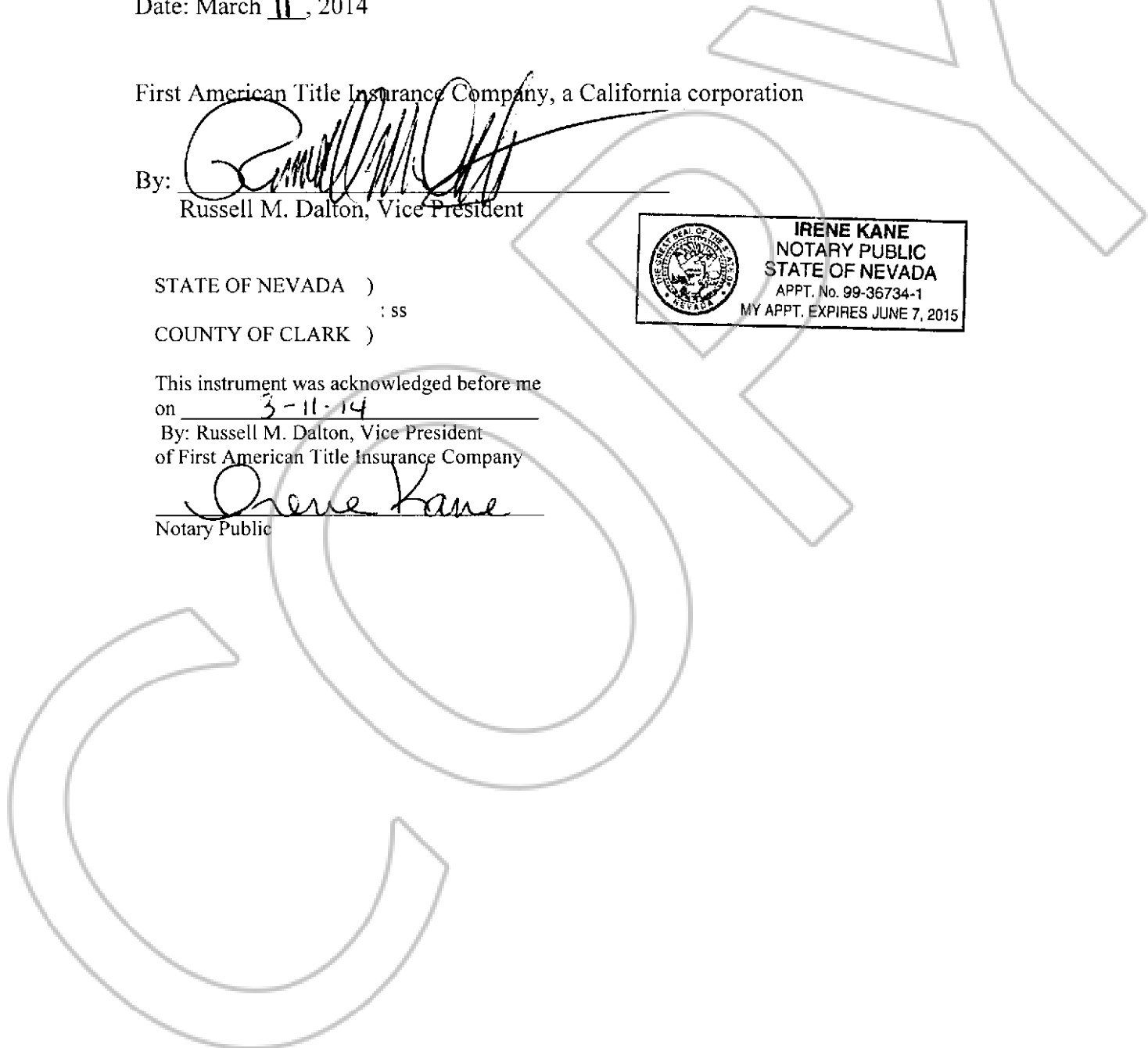
By: [Signature]  
Russell M. Dalton, Vice President



STATE OF NEVADA )  
: ss  
COUNTY OF CLARK )

This instrument was acknowledged before me on 3-11-14  
By: Russell M. Dalton, Vice President  
of First American Title Insurance Company

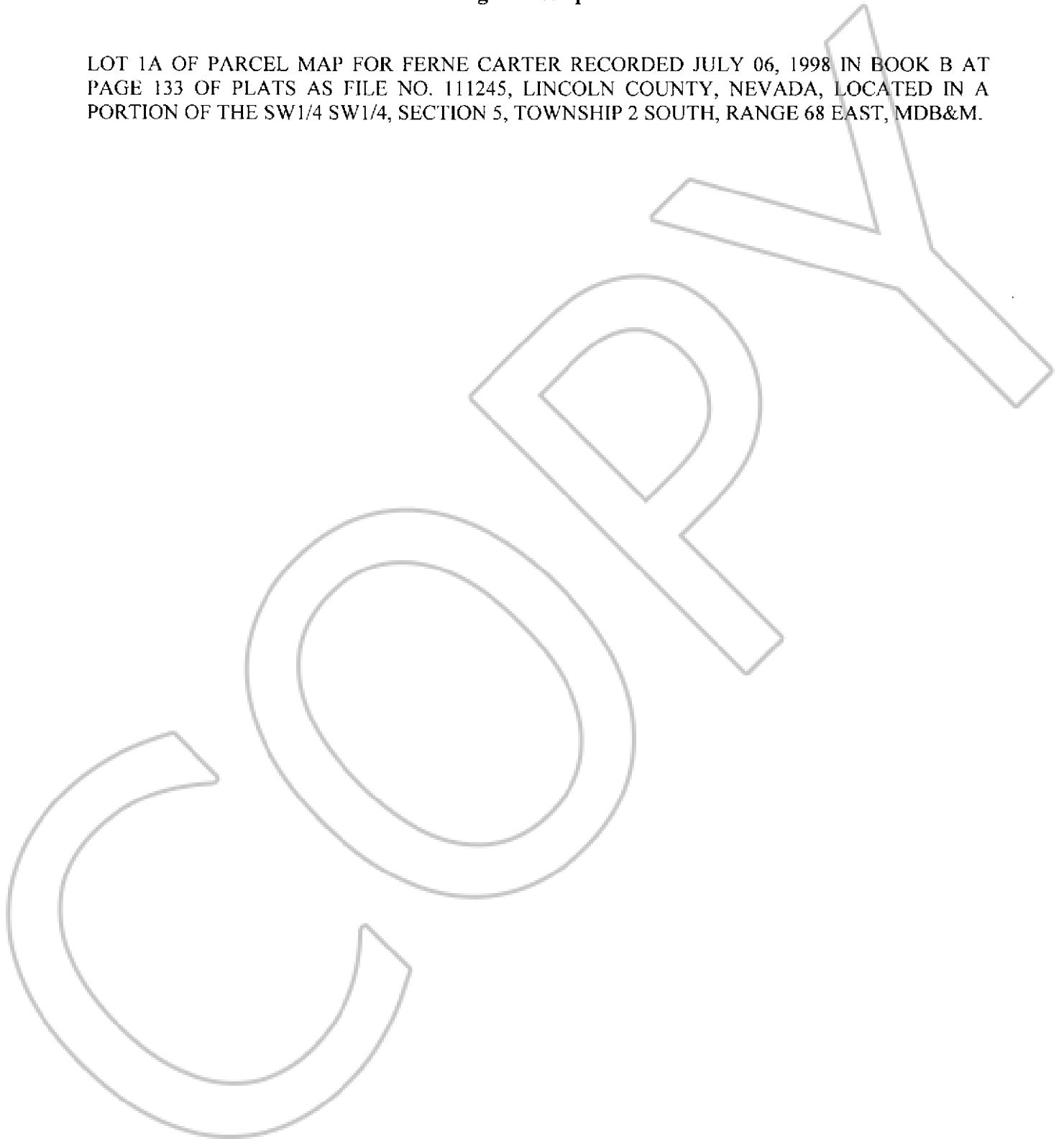
[Signature]  
Notary Public





**Exhibit "A"**  
**Legal Description**

LOT 1A OF PARCEL MAP FOR FERNE CARTER RECORDED JULY 06, 1998 IN BOOK B AT PAGE 133 OF PLATS AS FILE NO. 111245, LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SW1/4 SW1/4, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 68 EAST, MDB&M.



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-145177  
03/12/2014 03:22 PM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) 012-110-14
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

- 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 REC**

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT: \$263.25  
Book \_\_\_\_\_ Book- 286 Page- 0047  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$67,374.01
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$67,374.01
- d) Real Property Transfer Tax Due ~~\$263.20~~ 263.25
- 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: \_\_\_\_\_  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

First American Title Insurance  
Print Name: Company  
Address: 2500 Paseo Verde Parkway, Ste 120  
City: Henderson  
State: NV Zip: 89074

Print Name: Nevada Bank & Trust  
Address: 976 Idaho Street  
City: Elko  
State: NV Zip: 89801

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

First American Title Insurance  
Print Name: Company  
Address 2500 Paseo Verde Parkway, Ste 120  
City: Henderson

File Number: 201-2453573 IK/bl  
State: NV Zip: 89074

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