

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5  
RPTT: \$292.50 Recorded By: AE  
Book- 288 Page- 0187



0145665

Space Above This Line for Recorder's Use Only

RECORDING REQUESTED BY  
First American Title Insurance Company  
National Commercial Services  
AND WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

Serene West, LLC  
7322 S Rainbow Blvd #10  
Las Vegas NV 89139

A.P.N.: 001-092-28, et al.

File No.: NCS-662712-HHLV

DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Debra S. Sandoval, Trustee of the DS Sandoval Living Trust dated November 19, 2010, and Debra Sandoval, individually**

hereby GRANTS to **Serene West, LLC, a Nevada limited liability company**

the real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by **Orlando and Debra Sandoval**, as Trustor(s), to **(Not Set Out)**, as Trustee, for **Serene West, LLC**, as Beneficiary, dated **June 20, 2008** and recorded **June 20, 2008** as Instrument no. **0131775** of Official Records of **Lincoln County, Nevada**.

Grantor(s) declare(s) that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed and the attached Estoppel Affidavit, between the parties with respect to said real property.

SEE THE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT A

Date: July 30, 2017

Debra S. Sandoval, Trustee of the DS  
Sandoval Living Trust dated November 19,  
2010

Debra S. Sandoval  
Debra S. Sandoval, Trustee

Debra Sandoval  
Debra Sandoval



A.P.N.: 001-092-34

File No.: NCS-662712-  
HHLV (MS)

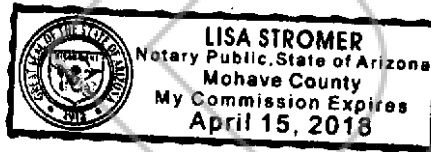
STATE OF ARIZONA )SS  
COUNTY OF MOHAVE )

On 6-18-2014, before me, LISA STROMER, Notary  
Public, personally appeared DEBRA SANDOVAL

, who proved to me on the basis of satisfactory evidence to  
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on  
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.



Signature

Lisa Stromer

My Commission Expires: 4-15-2018

This area for official notarial seal



A.P.N.: 001-092-34

File No.: NCS-662712-  
HHLV (MS)

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE**

**ESTOPPEL AFFIDAVIT**

State of Arizona )  
County of Mohave ) ss.  
Date: July 30, 14 )

**Debra S. Sandoval, Trustee of the DS Sandoval Living Trust dated November 19, 2010, and Debra Sandoval, individually** being first duly sworn, each for himself and/or herself, depose and says: That he/she/they are identical parties who made, executed and delivered that certain Deed in Lieu of Foreclosure to **Serene West, LLC** dated ("Deed"), conveying the following described real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, to-wit (the "Property"):

AS DESCRIBED IN EXHIBIT B ATTACHED HERETO.

That the Deed is intended to be and is an absolute conveyance of the title of the Property to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

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

That the consideration for the Deed was and is payment to affiant(s) of the sum of \$0.00 ("Consideration"), by grantee(s), and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the Property executed by Orlando and Debra Sandoval, as Trustor(s), to (Not Set Out), as Trustee, for Serene West, LLC, as Beneficiary, dated June 20, 2008 and recorded June 20, 2008 as Instrument No. 0131775 of Official Records of **Lincoln** County, **Nevada** ("Deed of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of **First American Title Insurance Company**, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE  
ESTOPPEL AFFIDAVIT - continued**

That affiant(s), 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, to the truth of the particular facts set forth herein.

Debra S. Sandoval, Trustee of the DS  
Sandoval Living Trust dated November 19,  
2010

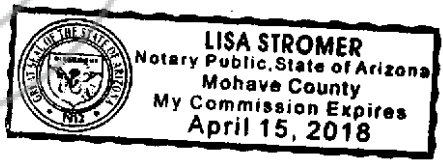
Debra S. Sandoval  
Debra S. Sandoval, Trustee

Debra Sandoval  
Debra Sandoval

State of ARIZONA  
County of MOHAVE

Subscribed and sworn to (or affirmed) before me on this 18<sup>th</sup> day of JUNE, 2014, by  
DEBRA SANDOVAL, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

Signature Lisa Stromer (Seal)





A.P.N.: 001-092-34

File No.: NCS-662712-  
HHLV (MS)

**EXHIBIT B TO DEED IN LIEU OF FORECLOSURE**

**PARCEL I:**

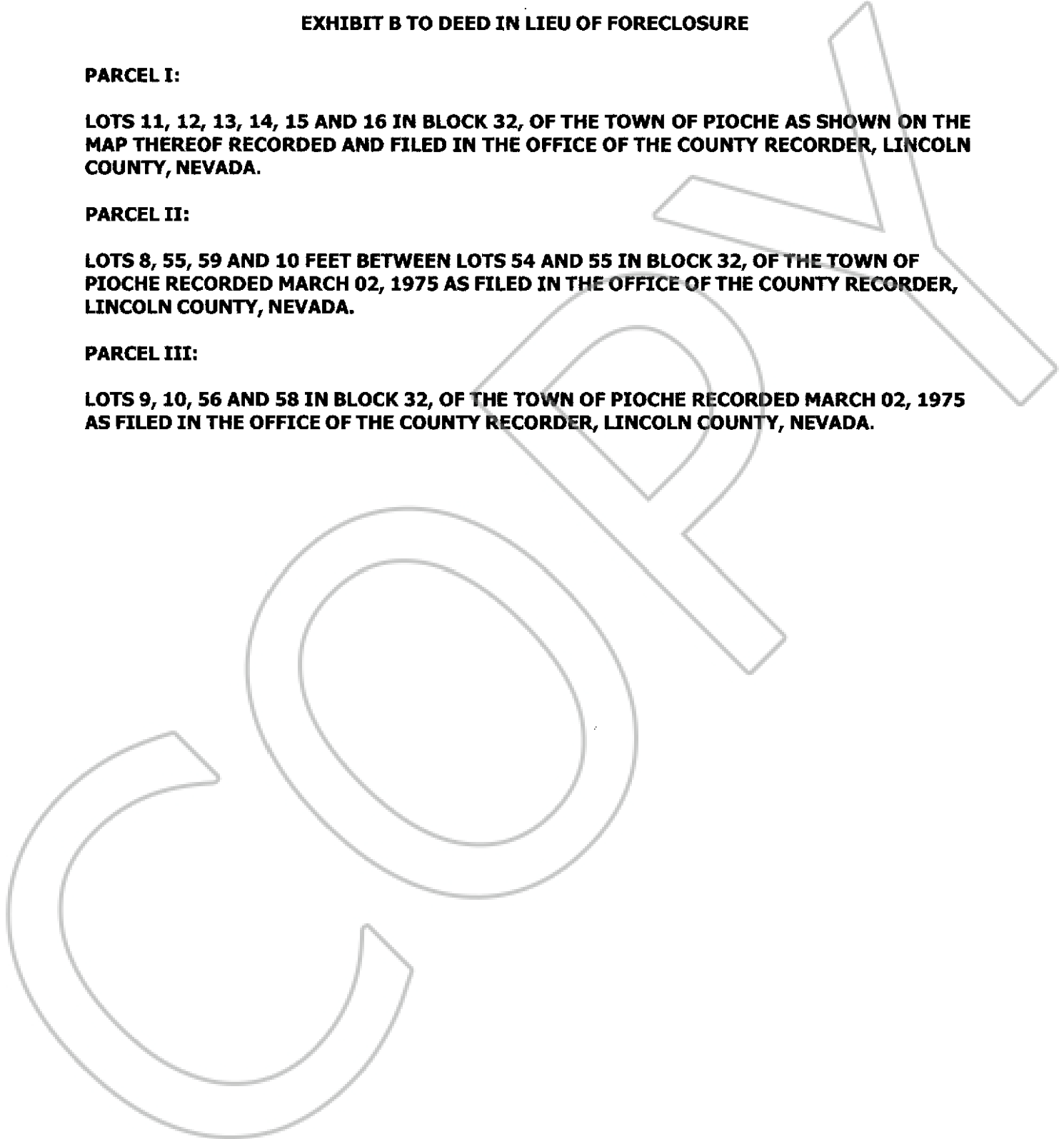
**LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 32, OF THE TOWN OF PIOCHE AS SHOWN ON THE MAP THEREOF RECORDED AND FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**PARCEL II:**

**LOTS 8, 55, 59 AND 10 FEET BETWEEN LOTS 54 AND 55 IN BLOCK 32, OF THE TOWN OF PIOCHE RECORDED MARCH 02, 1975 AS FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**PARCEL III:**

**LOTS 9, 10, 56 AND 58 IN BLOCK 32, OF THE TOWN OF PIOCHE RECORDED MARCH 02, 1975 AS FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-145665  
07/02/2014 10:08 AM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) 001-092-34
  - b) 001-092-28
  - c) 001-092-30
  - d) 001-092-31

Recording requested By  
FIRST AMERICAN TITLE COMPANY

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 2 Fee: \$43.00  
 Recorded By: AE RPTT: \$292.50  
 Book \_\_\_\_\_ Book- 288 Page- 0187  
 Date of Recording: \_\_\_\_\_  
 Notes: 3A includes penalties/interest  
& principle. ac

- 3. a) Total Value/Sales Price of Property: \$274,710.11
- b) Deed in Lieu of Foreclosure Only (value of ~~\$30,819.00~~ 200,000)
- c) Transfer Tax Value: ~~\$243,897.11~~ 74,710.11
- d) Real Property Transfer Tax Due ~~\$ 951.60~~ 292.50

- 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: [Signature] Capacity: MANAGER  
 Signature: [Signature] Capacity: Manager

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

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

Print Name: DS Sandoval Living Trust  
 Address: 633 Main Street  
 City: Pioche  
 State: NV Zip: \_\_\_\_\_

Print Name: Serene West, LLC  
 Address: 7322 South Rainbow Blvd. #16  
 City: Las Vegas  
 State: NV Zip: 89139

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Company National Commercial  
 Print Name: Services File Number: NCS-662712-HHLV MS/mf  
 Address 2500 Paseo Verde Parkway, #120  
 City: Henderson State: NV Zip: 89074

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



### DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 001-092-34
  - b) 001-092-28
  - c) 001-092-30
  - d) 001-092-31

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: \$274,710.11
- b) Deed in Lieu of Foreclosure Only (value of NO \$30,813.00 200,000)
- c) Transfer Tax Value: N \$243,897.11 74,710.11
- d) Real Property Transfer Tax Due N \$451.60 292.50

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: [Signature]

Signature: \_\_\_\_\_

Capacity: [Signature]

Capacity: \_\_\_\_\_

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

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

Print Name: DS Sandoval Living Trust

Address: 633 Main Street

City: Pioche

State: NV Zip: \_\_\_\_\_

Print Name: Serene West, LLC

Address: 73225 Rainbow Blvd #16

City: Las Vegas

State: NV Zip: 89139

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

First American Title Insurance  
Company National Commercial

Print Name: Services

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

File Number: NCS-662712-HHLV MS/mf

State: NV Zip: 89074

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