

Official Record

Recording requested By
PICKETT FAMILY TRUST

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: \$415.35 Recorded By: AE
Book- 291 Page- 0303



0146402

APN 064-031-05

APN _____

APN _____

TRUSTEE'S DEED UPON SALE
Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Dean L. Pickett
Signature Title

DEAN L. PICKETT
Print

10-27-2014
Date

Grantees address and mail tax statement:

PICKETT Family Trust
1270 S. CEDAR BLUFFS DR
CEDAR CITY UT 84720

**Recording Requested By and
When Recorded Mail to:**

Ellsworth & Associates, Ltd.
8020 S Rainbow Blvd., Box 277
Las Vegas NV 89139

APN: 004-031-05

TRUSTEE'S DEED UPON SALE

AFFORDABLE LEGAL SERVICES, LLC, as duly appointed or substituted Trustee (herein called "Trustee") does hereby grant and convey, but without covenant or warranty, express or implied, to DEAN L. PICKETT SUCCESSOR TRUSTEE OF THE PICKETT FAMILY TRUST DATED MAY 25, 1999 (herein called "Grantee") the real property in the City of ALAMO, County of Lincoln, State of Nevada, described as follows:

See Exhibit "A" attached hereto

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 Kyle Pulsipher, Manager of the Alamo RV Park, LLC, a Nevada limited liability company, as Trustor, in favor of Dean L. Pickett Successor Trustee of the Pickett Family Trust dated May 25, 1999, as beneficiary, recorded July 16, 2010 as Instrument No. 136132, Book 257, Page 104-106 of the Official Records of Lincoln County, State of Nevada and pursuant to the *Notice of Default and Election to Sell Under Deed of Trust*, recorded February 11, 2014 as Document No. 0144906 in Book 285, at Page 0169 of Official Records of Lincoln County, State of Nevada, 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 published once a week for three (3) consecutive weeks in a legal newspaper and at least twenty (20) days before the date fixed therein for sale, a copy of said *Notice of Trustee's Sale* was posted by the trustee or its authorized representative of said County in three (3) public places, and additionally, the United States Bankruptcy Court having approved said Trustee's Sale of the subject property by Order of the Court on October 8, 2014.

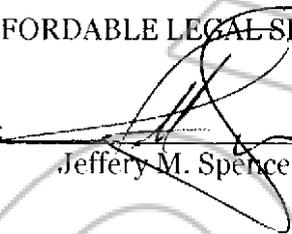
At the time and place fixed in the *Notice of Trustee's Sale*, said Trustee did sell said property described in Exhibit "A" attached hereto and incorporated herein, at public auction on October 20, 2014 to said Grantee, being the highest bidder therefore, for \$151,000.00, in satisfaction *pro tanto* of the indebtedness then secured by said *Deed of Trust*.

APN: 004-031-05
TRUSTEE'S DEED UPON SALE

IN WITNESS WHEREOF, AFFORDABLE LEGAL SERVICES, LLC, as Substituted Trustee, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officer.

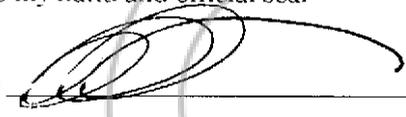
Dated: October 20, 2014

AFFORDABLE LEGAL SERVICES, LLC

By: 
Jeffery M. Spencer

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On October 20, 2014 before me, Wynter Spencer, a Notary Public in and for said State, personally appeared Jeffery M. Spencer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under penalty of perjury under the laws of the State of Nevada, that the foregoing paragraph is true and correct.
WITNESS my hand and official seal

Signature 





TRUSTEE'S DEED UPON SALE

APN: 004-031-05

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

“THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT THREE (3) IN BLOCK FORTY-FOUR (44) OF LOT “A” OF ALAMO TOWNSITE; THENCE EAST A DISTANCE OF 141.8 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST A DISTANCE OF 354.2 FEET TO A POINT; THENCE IN A NORTH-EASTERLY DIRECTION A DISTANCE OF 496 FEET TO A POINT, THENCE WEST 334 FEET TO A POINT; THENCE SOUTH 483 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 1999 IN BOOK 142, PAGE 359 OF OFFICIAL RECORDS AS INSTRUMENT NO. 112966.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE 1/54) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT THREE (3) IN BLOCK FORTY-FOUR (44) OF PLOT “A” OF ALAMO TOWNSITE, THENCE RUNNING EAST 141.8 FEET TO A POINT, THENCE CONTINUING EAST 354.2 FEET, THENCE RUNNING IN A NORTHEASTERLY DIRECTION 248 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTHEASTERLY 248 FEET, THENCE RUNNING WEST 334 FEET, THENCE SOUTH 241.5 FEET, THENCE RUNNING EAST 344.1 FEET TO THE TRUE POINT OF BEGINNING, AND BEING THE NORTHERLY ONE-HALF (1/2) OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GRANTORS HEREIN BY MARY E. DAVENPORT, ON JULY 1, 1971, AND RECORDED IN BOOK 2 OF OFFICIAL RECORDS AT PAGE 264, L.C. RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 25, 1971 IN BOOK 2, PAGE 382, AS INSTRUMENT NO. 50710.

The Property Address: 115 Broadway Street, Alamo, NV, 89001

******* END OF DOCUMENT *******

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
PICKETT FAMILY TRUST

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: AE RPTT: \$415.35
Book- 291 Page- 0303

- 1. Assessor Parcel Number(s)
 - a. 004-031-05
 - 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 checked="" 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 \$ 106,463.00
- b. Deed in Lieu of Foreclosure Only (value of property (106,463.00))
- c. Transfer Tax Value: \$ 106,463.00
- d. Real Property Transfer Tax Due \$ 1,050.60

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 Dean L. Pickett Capacity: Grantee

Signature Elizabeth Pickett Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Affordable Legal Services, LLC
 Address: 8022 S Rainbow Blvd, #157
 City: Las Vegas
 State: NV Zip: 89139

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Dean L. Pickett, Trustee *THE PICKETT FAMILY TRUST*
 Address: 1270 S Cedar Bluff
 City: Cedar City
 State: UT Zip: 84720

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ellsworth & Associates, Ltd.
 Address: 8020 S Rainbow Blvd, Box 277
 City: Las Vegas

Escrow # n/a
 State: NV Zip: 89139