

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$18.00** Page 1 of 5
RPTT: \$5,265.00 Recorded By: AE
Book- 291 Page- 0604



APN's;

010-041-01; 010-042-03 thru 05; 010-043-01; 010-044-01; 010-045-01; 010-053-01; 010-054-01; 010-055-01; 010-056-01; 010-057-01; 010-058-01; 010-059-01; 010-046-02 and 03; 010-047-01; 010-049-01; 010-048-01; 010-051-01; 010-052-01; 010-061-01; 010-062-01; 010-063-01; 010-064-01; 010-065-01; 010-066-01; 010-067-01; 010-068-01; 010-071-01; 010-072-01; 010-073-01; 010-074-01; 010-075-01; 010-076-01; 010-077-01; 010-081-01; 010-082-01; 010-083-01; 010-084-01; 010-091-01; 010-092-01; 010-093-01; 010-094-01; 010-101-01; 010-102-01; 010-103-01; 010-104-01; 010-112-01; 010-113-01; 010-114-03; 010-115-01; 010-116-03; 010-116-04; 010-117-01; 010-118-01; 010-121-01; 010-122-01 thru 13, 15, 16; 010-123-01, 03 thru 07, 10 thru 13, 15, 16; 010-124-01, 04, 09, 11 thru 13, 16; 010-131-01 thru 05, 07, 08, 15; 010-132-01 thru 12, 14, 15, 16; 010-133-01; 010-134-01, 03, 05 thru 12, 14, 16.

Recording Requested by and Return To:

Name: Lincoln Estates Investment Group, LLC
Attn: Gayle Greene
Address: 2705 Saint Clair Drive
City/State/Zip: Las Vegas, NV 89128

Trustee's Deed Upon Sale

(Title On Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



2334-FCL

R.P.T.T. \$5,265.00

APN: 010-041-01; 010-042-03 thru 05; 010-043-01; 010-044-01; 010-045-01; 010-053-01; 010-054-01; 010-055-01; 010-056-01; 010-057-01; 010-058-01; 010-059-01; 010-046-02 and 03; 010-047-01; 010-049-01; 010-048-01; 010-051-01; 010-052-01; 010-061-01; 010-062-01; 010-063-01; 010-064-01; 010-065-01; 010-066-01; 010-067-01; 010-068-01; 010-071-01; 010-072-01; 010-073-01; 010-074-01; 010-075-01; 010-076-01; 010-077-01; 010-081-01; 010-082-01; 010-083-01; 010-084-01; 010-091-01; 010-092-01; 010-093-01; 010-094-01; 010-101-01; 010-102-01; 010-103-01; 010-104-01; 010-112-01; 010-113-01; 010-114-03; 010-115-01; 010-116-03; 010-116-04; 010-117-01; 010-118-01; 010-121-01; 010-122-01 thru 13, 15, 16; 010-123-01, 03 thru 07, 10 thru 13, 15, 16; 010-124-01, 04, 09, 11 thru 13, 16; 010-131-01 thru 05, 07, 08, 15; 010-132-01 thru 12, 14, 15, 16; 010-133-01; 010-134-01, 03, 05 thru 12, 14, 16.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO:

LINCOLN ESTATES INVESTMENT GROUP, LLC
ATTN: GAYLE GREENE
2705 SAINT CLAIR DRIVE
LAS VEGAS, NV 89128

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

TRUSTEE'S DEED UPON SALE

This Indenture, made **DECEMBER 02, 2014**, between **FORECLOSURES OF NEVADA, INC., A NEVADA CORPORATION**. As Trustee as hereinafter stated, herein called Trustee and **LINCOLN ESTATES INVESTMENT GROUP, LLC., A NEVADA LIMITED LIABILITY COMPANY** herein called Grantee, **WITNESSETH:**

WHEREAS TORESON INDUSTRIES, INC., A NEVADA CORPORATION by Deed of Trust dated **APRIL 02, 2007**, and recorded **APRIL 13, 2007**, In Book No. **230**, Page No. **0352-0361**, as Document No. **0128736**, and re-recorded **MAY 24, 2013**, In Book No. **278**, Page No. **0670-0681** as Document No. **0143210**, and re-recorded **NOVEMBER 26, 2013**, In Book No. **284**, Page No. **0079-0093**, as Document No. **0144677**, in the Office of the County Recorder of **LINCOLN** County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposed to secure the payment of certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,



WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and, WHEREAS, on **OCTOBER 22, 2013** the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on **DECEMBER 05, 2013** in the office of the County Recorder of **LINCOLN** County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded on **DECEMBER 05, 2013** in Book No. **284**, Page No. **209 – 211**, as Instrument No. **0144700**, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in, a newspaper of general circulation printed and published in the City of **PIOCHE**, in said County of **LINCOLN**, State of Nevada, in which the premises to be sold are situated. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on **DECEMBER 02, 2014** at **11:00 A.M.** of said day, at the main entrance of **MEADOW VALLEY JUSTICE COURT 1 MAIN STREET, PIOCHE, NV 89043**, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of **LINCOLN**, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all the requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of **\$1,350,000.00** Dollars, said Grantee being highest and best bidder therefore.

NOW THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto the said Grantee **LINCOLN ESTATES INVESTMENT GROUP, LLC., A NEVADA LIMITED LIABILITY COMPANY** all that certain property situate in the County of **LINCOLN**, State of Nevada, described as follows:

PARCEL 1:

**LOTS 7, 9, 10 AND 12 THROUGH 16, BLOCK I,
LOTS 1 THROUGH 16, BLOCK II,
LOTS 1 THROUGH 4, 6 THROUGH 12 AND 14 THROUGH 16, BLOCK III,**



**LOTS 1 THROUGH 6 AND 8 THROUGH 16, BLOCK IV,
LOTS 1 THROUGH 3, 5, 6 AND 8 THROUGH 16, BLOCK V,
LOTS 2 THROUGH 5, 7, 8, 10 THROUGH 14 AND 16, BLOCK VI,
LOTS 1 THROUGH 4, 6, 8, 9, 11, 12, 14 AND 16, BLOCK VII,
LOTS 1, 3 THROUGH 5, 8, 13 AND 16, BLOCK VIII,
LINCOLN ESTATES, A SUBDIVISION RECORDED JUNE 5, 1970 IN PLAT BOOK A, PAGE 79
AS FILE 49097, LINCOLN COUNTY, NEVADA.**

PARCEL 2:

**LOTS 1 THROUGH 16, BLOCK I,
LOTS 1 THROUGH 14 AND 16 THROUGH 31, BLOCK II,
LOTS 1 THROUGH 16, BLOCK III;
LOTS 1 THROUGH 32, BLOCK IV,
LOTS 1 THROUGH 3 AND 5 THROUGH 16, BLOCK V;
LOTS 1 THROUGH 16 AND 18 THROUGH 32, BLOCK VI,
LOTS 1 THROUGH 8 AND 10 THROUGH 16, BLOCK VII,
LINCOLN ESTATES-UNIT NO. 2, A SUBDIVISION RECORDED APRIL 5, 1972 IN PLAT
BOOK A, PAGE 98 AS FILE 51423, LINCOLN COUNTY, NEVADA.**

PARCEL 3:

**LOTS 1 THROUGH 32, BLOCK 1,
LOTS 1 THROUGH 32, BLOCK 2,
LOTS 1 THROUGH 32, BLOCK 3,
LOTS 1 THROUGH 32, BLOCK 4,
LOTS 1 THROUGH 16, BLOCK 5,
LOTS 1 THROUGH 16, BLOCK 6,
LOTS 1 THROUGH 9 AND LOTS 11 THROUGH 16, BLOCK 7,
LOTS 1 THROUGH 16, BLOCK 8,
LOTS 1 THROUGH 32, BLOCK 9,
LOTS 1 THROUGH 32, BLOCK 10,
LOTS 1 THROUGH 32, BLOCK 11,
LOTS 1 THROUGH 32, BLOCK 12,
LINCOLN ESTATES - UNIT NO. 3 A SUBDIVISION RECORDED NOVEMBER 6, 1974 IN
PLAT BOOK A, PAGE 107 AS FILE 55271, LINCOLN COUNTY, NEVADA.**

PARCEL 4:

**LOTS 1 THROUGH 36, BLOCK 1,
LOTS 1 THROUGH 36, BLOCK 2,
LOTS 1 THROUGH 36, BLOCK 3,
LOTS 1 THROUGH 36, BLOCK 4,
LOTS 1 THROUGH 36, BLOCK 5,
LOTS 1 THROUGH 36, BLOCK 6,
LOTS 1 THROUGH 36, BLOCK 7,
LOTS 1 THROUGH 36, BLOCK 8,
LOTS 1 THROUGH 8, BLOCK 9,
BLOCK 10,
LOTS 1 THROUGH 28, BLOCK 11,
LOTS 1 THROUGH 28, BLOCK 12,
LOTS 1 THROUGH 28, BLOCK 13,
LOTS 1 THROUGH 28, BLOCK 14,**

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$18.00
Recorded By: AE RPTT: \$5,265.00
Book- 291 Page- 0604

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 010-041-01
- b) SEE ATTACHED FOR BALANCE OF APN: '15
- c) _____
- d) _____

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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 1,350,000-

Transfer Tax Value: \$ 1,350,000-

Real Property Transfer Tax Due \$ 5,265.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 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 Susan Bopp Capacity TRUSTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: FORECLOSURES OF NEVADA

Address: PO Box 90338

City: ENDERSON

State: NV Zip: 89009-0338

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LINCOLN ESTATES INVESTMENT

Address: 40 2705 ST CLAIR DRIVE

City: LAS VEGAS

State: NV Zip: 89128

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

Print Name: FIRST AMERICAN TITLE Escrow #: _____

Address: 2500 PASEO VERDE #120

City: ENDERSON State: NV Zip: 89074



2334-FCL Additional APN's for Declaration of Value

010-042-03 thru 05; 010-043-01; 010-044-01; 010-045-01; 010-053-01; 010-054-01; 010-055-01; 010-056-01; 010-057-01; 010-058-01; 010-059-01; 010-046-02 and 03; 010-047-01; 010-049-01; 010-048-01; 010-051-01; 010-052-01; 010-061-01; 010-062-01; 010-063-01; 010-064-01; 010-065-01; 010-066-01; 010-067-01; 010-068-01; 010-071-01; 010-072-01; 010-073-01; 010-074-01; 010-075-01; 010-076-01; 010-077-01; 010-081-01; 010-082-01; 010-083-01; 010-084-01; 010-091-01; 010-092-01; 010-093-01; 010-094-01; 010-101-01; 010-102-01; 010-103-01; 010-104-01; 010-112-01; 010-113-01; 010-114-03; 010-115-01; 010-116-03; 010-116-04; 010-117-01; 010-118-01; 010-121-01; 010-122-01 thru 13, 15, 16; 010-123-01, 03 thru 07, 10 thru 13, 15, 16; 010-124-01, 04, 09, 11 thru 13, 16; 010-131-01 thru 05, 07, 08, 15; 010-132-01 thru 12, 14, 15, 16; 010-133-01; 010-134-01, 03, 05 thru 12, 14, 16.

