

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY**Lincoln County - NV**
Leslie Boucher - RecorderFee: **\$16.00** Page 1 of 3
RPTT: \$306.15 Recorded By: AE
Book- 300 Page- 0408

APN: 004-132-04

Recorded at the Request of:First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

0148738

When Recorded, Mail Tax Statements To:Pahrnagat Valley Federal Credit Union
Post Office Box 419
Alamo, NV 89001

File No. 2483293-IRK

R.P.T.T.: ~~\$78.00~~ 306.15
AL**TRUSTEE'S DEED UPON SALE****First American Title Insurance Company**

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

PAHRANAGAT VALLEY FEDERAL CREDIT UNION

(herein called Grantee) the real property in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

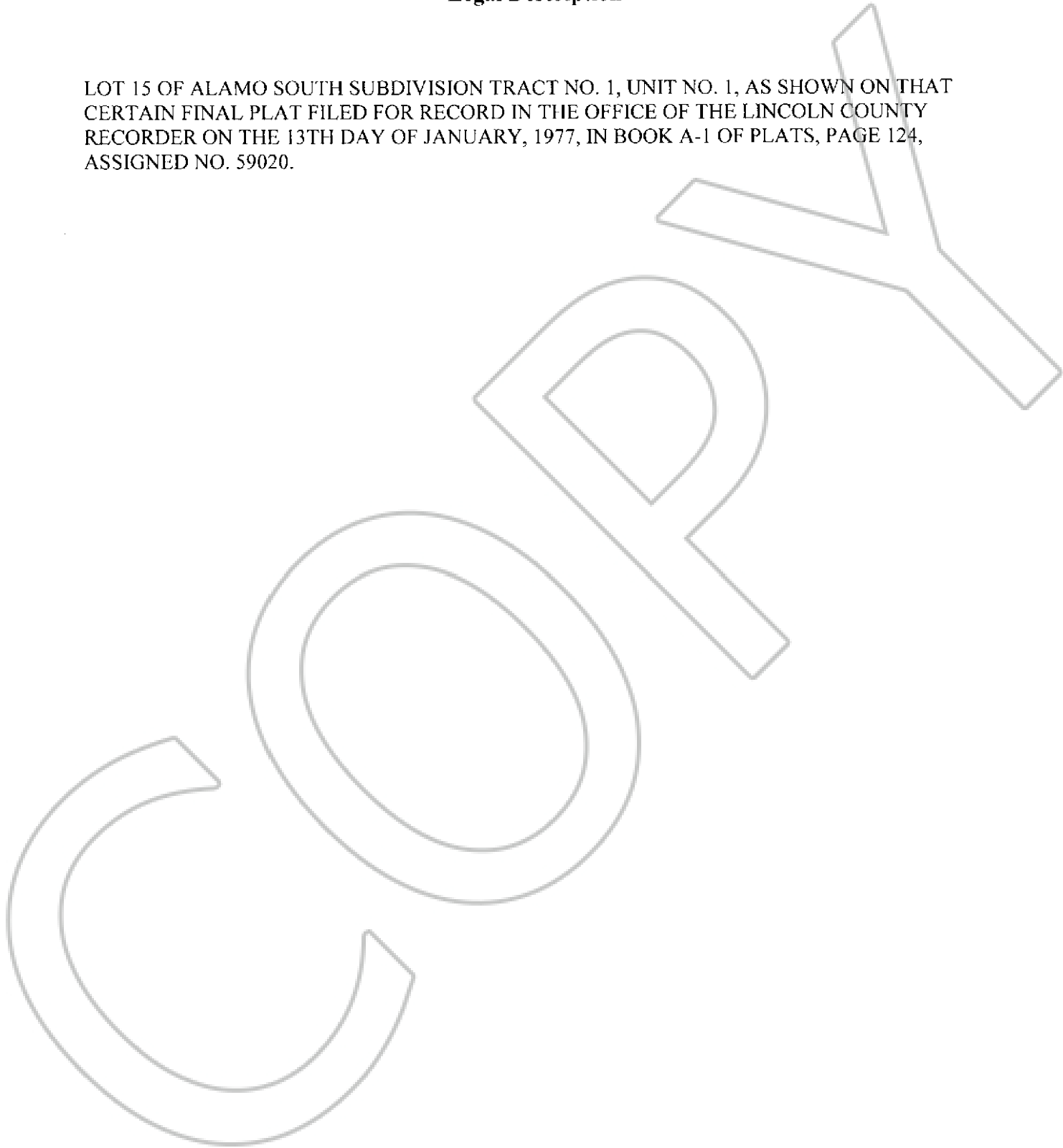
This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **KEVIN HUGHES AND SUSIAN L. HUGHES, husband and wife as joint tenants**, as Trustor, recorded on **6/29/2009** as **Document No. 0133915** of Official Records of said County. The Notice of Default recorded on **06/25/2015** as **Document No. 0147901** 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 **11/12/2015** as **Document No. 0148552** of Official Records of Lincoln County, Nevada and published once a week for three consecutive weeks commencing **11/20/2015** 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: **At the main entrance to the County Courthouse, 181 N. Main Street, Pioche, NV 89043.**



Exhibit "A"
Legal Description

LOT 15 OF ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, AS SHOWN ON THAT CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON THE 13TH DAY OF JANUARY, 1977, IN BOOK A-1 OF PLATS, PAGE 124, ASSIGNED NO. 59020.



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Page 1 of 2 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 004-132-04
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 78,200.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 78,200.00
 Real Property Transfer Tax Due \$ 78.00 306.15

- 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kevin Hughes & Susan L. Hughes
 Address: 547 Greenwood Drive
 City: Grand Junction
 State: CO Zip: 81507

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Pahoa Valley Federal Credit Union
 Address: PO Box 419
 City: Alamo
 State: NV Zip: 89009

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance CO Escrow #: 201-2483293 IK/rd
 Address: 2506 Paseo Verde Suite 120
 City: Henderson State: NV Zip: 89074



* GRANTOR

FIRST AMERICAN TITLE INSURANCE CO
2500 PASEO VERDE SUITE 120
HENDERSON NV 89074

CORP