

APN 003-075-10

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Horner Family Trust
3120 S. BRONCO ST
LAS VEGAS, NV 89146



Trustee Sale No.
NV05000544-14-1

Title Order No. 8478450

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was not the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$99,841.91**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$90,000.00**
- 4) The documentary transfer tax is: **\$ _____**
- 5) Said property is in the city of: CALIENTE

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **Horner Family Trust**, herein called "Grantee", the real property in the County of Lincoln, State of Nevada, described as follows:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK 4 OF THE TOWN OF CALIENTE AS THE SAME IS SHOWN ON THE OFFICIAL PLAT OF SAID TOWN OF CALIENTE FILED NOVEMBER 10, 1904 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated October 24, 2002, made to MARJORIE I. DETRAZ, A MARRIED WOMAN and recorded on November 1, 2002, as Instrument No. 119032, of official records in the Office of the Recorder of Lincoln County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **September 11, 2015** at the place specified in said Notice, to Grantee who was the



highest bidder therefore, for **\$90,000.00** cash, in lawful money of the United States, which has been paid.

Dated: 9/21/16

TRUSTEE CORPS

By: Miguel Ochoa, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

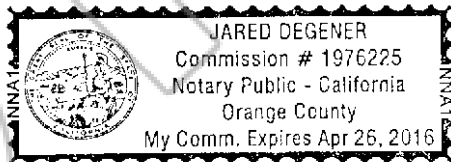
State of CALIFORNIA
County of ORANGE

On 9-21-16 before me, Jared Degener, a notary public personally appeared MIGUEL OCHOA, 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/she executed the same in his/her authorized capacity, and that by his/her 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 CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jared Degener
Notary Public Signature



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

Recording requested By
HARRY HORNER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: LB RPTT: \$351.00
Book- 303 Page- 0609

1. Assessor Parcel Number(s)

- a. 003-075-10
- b.
- 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: Transfer Tax Paid \$351.00

- 3. a. Total Value/Sales Price of Property \$ 90,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 90,000.00
- d. Real Property Transfer Tax Due \$

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 

Capacity
: Grantor

Signature _____

Capacity
: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Brenda Unruh, Docs Processor
c/o MTC Financial Inc., DBA Trustee

Print Name: Corps
Address: 17100 Gillette Avenue
City: Irvine
State: CA Zip: 92614

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Horner Family Trust
Address: 3120 S. BRONCO ST
City: LAS VEGAS
State: NV Zip: 89146