



APN: 06-041-13
Legal: LINCOLN COUNTY

Book 250, Page 605

Filed by and Return Statement to:
JUSTICE LAW CENTER
1100 South 10th Street
Las Vegas, Nevada 89104

TRUSTEE'S DEED UPON SALE

Date: December 5, 2016

T.S. No.: NV-16-0505001-JLC

The undersigned Grantor declares:

- (1) The grantee herein was the foreclosing beneficiary.
- (2) The amount of the unpaid debt together with costs was \$78,781.89
- (3) The amount paid by the grantee at the trustee's sale was . . \$78,781.89
- (4) The documentary transfer tax is \$ 308.10

(5) Said property is in unincorporated Lincoln County, Nevada and the JUSTICE LAW CENTER and ALISSA C. ENGLER, ESQ. as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied to THE LOVE REVOCABLE TRUST, (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LINCOLN, State of Nevada, and is described as follows:

THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4) OF U.S. GOVERNMENT LOT NUMBEREDSEVEN (7) IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust recorded August 31, 2009, in Book 250, Page 605, as Instrument No. 134220, of the Official Records of Lincoln County, Nevada and after fulfillment of the conditions specified in said Deed of trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices and the posting and publication of copies of the Notice of Sale which was recorded has been complied with.

Said property was sold by said Trustee at public auction on October 14, 2016 at approximately 11:00am by Bonni Smith, #R-068379, at the place named in the Notice of Sale, in the County of Lincoln, Nevada, in which the property is situated.



Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount Bid \$78,781.89, in lawful money of the United States, or by satisfaction, pro tanto, of the obligation then secured by said Deed of Trust.

In Witness Whereof, said JUSTICE LAW CENTER, a Nevada law firm, as Trustee, has this day caused its name to be hereunto affixed by its Counsel, thereunto duly authorized by its managing member.

DATED this 5th day of December, 2016.

JUSTICE LAW CENTER
as Trustee aforesaid,

BRET O. WHIPPLE, ESQ.
Nevada State Bar No. 6168
ALISSA C. ENGLER, ESQ.
Nevada State Bar No. 11940
1100 South 10th Street
Las Vegas, Nevada 89104
(702) 731-0000 Telephone
(702) 974-4008 Facsimile
Attorneys for Beneficiary

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On this 5th day of December, 2016, personally appeared before me, a Notary Public, ALISSA C. ENGLER, ESQ., known or proved to me ***to be the person who executed the foregoing TRUSTEE'S DEED UPON SALE, and whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she did so freely and voluntarily in here authorized capacity and that by his/her signature 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC



(SEAL)

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
MARY LOVE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: HB RPTT: \$308.10
Book- 309 Page- 0258

- 1. Assessor Parcel Number(s)
a. 06-041-13
b.
c.
d.

- 2. Type of Property:
a. [] Vacant Land b. [x] 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 RECORDERS OPTIONAL USE ONLY
Book Page:
Date of Recording:
Notes:

- 3.a. Total Value/Sales Price of Property \$ 78,781.89
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$
d. Real Property Transfer Tax Due \$ 308.10

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100.00 %

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: GRANTOR

Signature [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: JUSTICE LAW CENTER
Address: ALISSA C. ENGLER, ESQ.
City: 1100 S. 10th STREET, LAS VEGAS
State: NEVADA Zip: 89104

Print Name: THE LOVE REVOCABLE TRUST
Address: P.O. BOX 187
City: CALIENTE
State: NEVADA Zip: 89008

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

Print Name: JUSTICE LAW CENTER
Address: 1100 S. 10th STREET
City: LAS VEGAS

Escrow #
State: NEVADA Zip: 89104