

**Official Record**Recording requested By  
FIRST AMERICAN TITLE COMPANY**Lincoln County - NV****Leslie Boucher - Recorder**Fee: **\$16.00** Page 1 of 3  
RPTT: **\$89.70** Recorded By: AE  
Book- 312 Page- 0344

APN: 001-250-21

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

0152242

**When Recorded, Mail Tax Statements To:**J & S Properties, LLC  
850 South Boulder Highway, Suite 247  
Henderson, NV 89015

File No. 2516716-IRK

R.P.T.T.: \$89.70

**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

**J & S Properties, LLC**

(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 **JASON FOWLER AND TONYA FOWLER, husband and wife as joint tenants with right of survivorship**, as Trustor, recorded on **09/15/2015** as **Document No. 0148322** of Official Records of said County. The Notice of Default recorded on **02/13/2017** as **Document No. 0150937** 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 **05/19/2017** as **Document No. 0151906** of Official Records of **Lincoln** County, Nevada and published once a week for three consecutive weeks commencing **05/26/2017** 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, North Main Street, Pioche, Nevada 89043.**

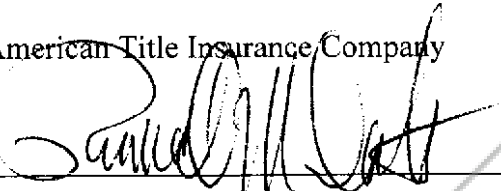


At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **06/16/2017** to said Grantee, being the highest bidder therefore, for **\$22,865.51** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company as trustee has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

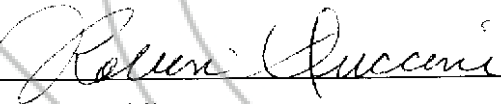
Date: June 19, 2017

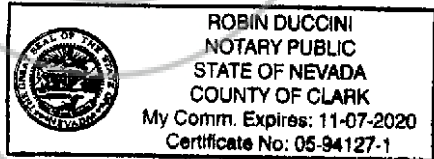
First American Title Insurance Company

By:   
Russell M. Dalton, Vice President

STATE OF NEVADA )  
  : SS  
COUNTY OF CLARK )

This instrument was acknowledged before me on June 19, 2017 by Russell M. Dalton, Vice President of First American Title Insurance Company

  
Notary Public

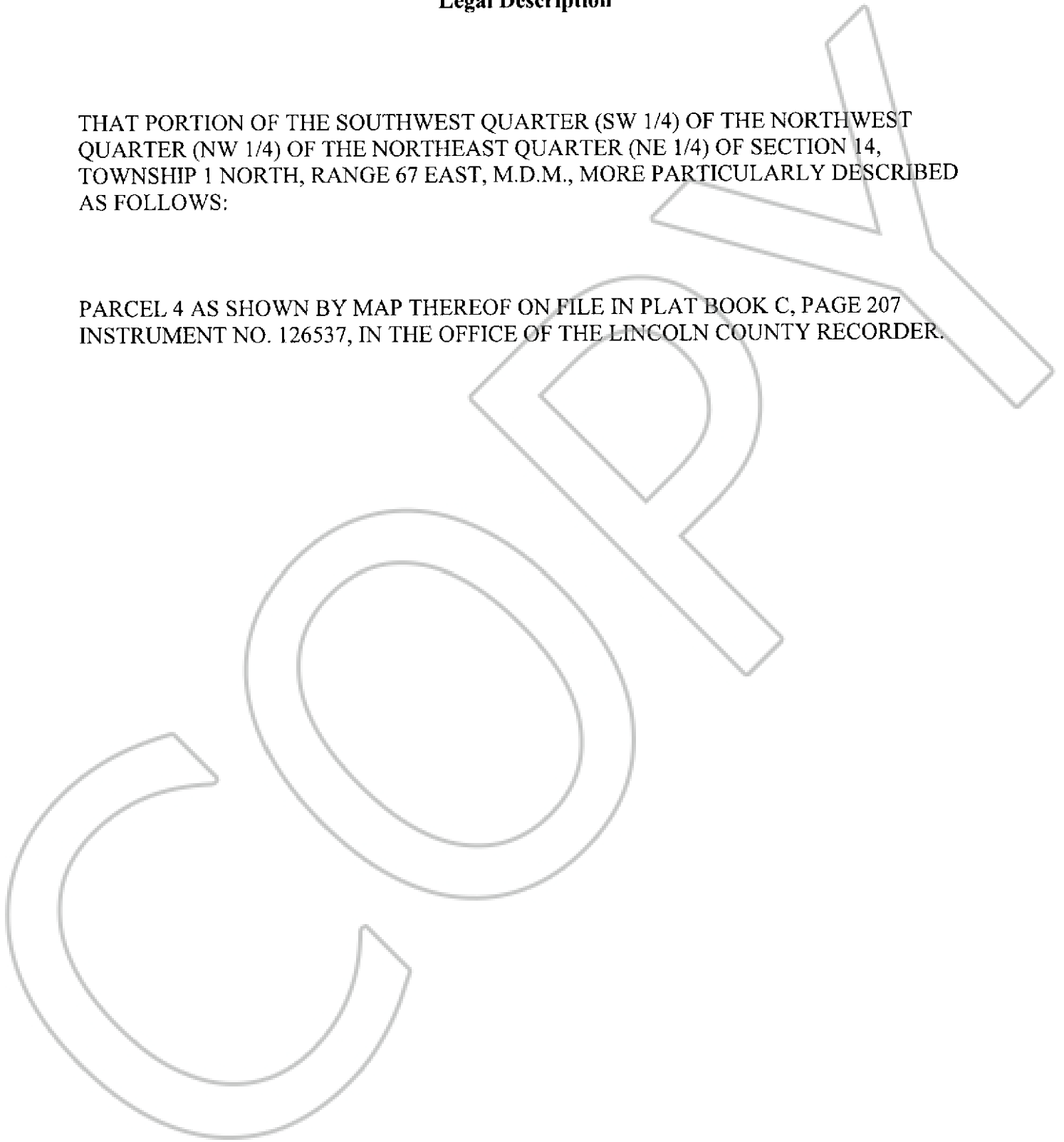




**Exhibit "A"**  
**Legal Description**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 207 INSTRUMENT NO. 126537, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: RE RPTT: \$89.70  
Book- 312 Page- 0344

- 1. Assessor Parcel Number(s)
  - a) 001-250-21
  - 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
  - i)  Other \_\_\_\_\_

**FOR REC**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$22,865.51
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$22,865.51
- d) Real Property Transfer Tax Due \$89.70

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 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: agent

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: First American Title

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

State: NV Zip: 89074

Print Name: J & S Properties, LLC

Address: 850 South Boulder Highway, #247

City: Henderson

State: NV Zip: 89015

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

Print Name: First American Title File Number: 201-2516716 IK/ rd

Address 2500 Paseo Verde Parkway, #120

City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)