

Official RecordRecording requested By
COW COUNTY TITLE COMPANY**Lincoln County - NV****Leslie Boucher - Recorder**Fee: **\$16.00** Page 1 of 3
RPTT: \$372.45 Recorded By: AE
Book- 314 Page- 0206

APN: 001-057-12

File No. 17-0402-FCL 77976

When recorded Mail To:

America First Federal Credit Union
PO Box 9199
Ogden, UT. 84409

Mail Tax Statements to above



0152650

TRUSTEE'S DEED UPON SALE

R.P.T.T \$ 372.45

THIS INDENTURE, made September 15, 2017 between **NEVADA TRUST DEED SERVICES** as substituted Trustee as hereinafter stated, herein called Trustee under the Deed of Trust (as defined below) and America First Federal Credit Union herein called Grantee,

WITNESSETH:**WHEREAS**

Jeffrey L. Seevers and Teresa M. Seevers, husband and wife as joint tenants

by Deed of Trust dated January 18, 2011 and recorded January 24, 2011 in Book No 261, Page No. 0442, Document No. 0137601, of Official Records in the Office of the Recorder of Lincoln County, Nevada (together with any amendments or modifications thereto, collectively, the Deed of Trust), did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of certain obligation and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, pursuant to that certain Substitution of Trustee recorded May 2, 2017 in Book 311 Page 0004 as Document No. 0151710, of Official Records, Beneficiary did substitute in place and stead of Original Trustee, NEVADA TRUST DEED SERVICES, 376 East Warm Springs Road, Suite 140, Las Vegas, Nevada 89119,



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, the 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 May 2, 2017 in the office of the county Recorder of Lincoln, Nevada, a Notice of Breach and Election to sell under Deed of Trust to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust dated January 18, 2011, which said Notice was recorded in Book No. 311, Page 6, Document No. 0151711 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 three (3) times, once each week for three (3) consecutive weeks, before the date of sale therein fixed in a newspaper of general circulation printed and published in the County and State in which the premises to be sold are situated, a 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 September 15, 2017 at 11:00 AM of said day, at Front Entrance County Office Building, 181 N. Main St. Pioche, Nevada 89043 , and,

WHEREAS, a similar copy of said Notice of Sale was posted in a public place in the county where the property is situated twenty (20) days successively 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 the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notice required by statute, and with the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), 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 \$ 95,433.71 Dollars, said Grantee being the 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 of which is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, to America First Federal Credit Union all that certain property situated in the County of Lincoln, State of Nevada, described as follows:

Lot 45, 46, and 47 in Block 37 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.



TOGETHER WITH any and all singular improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF the said NEVADA TRUST DEED SERVICES, as duly appointed Trustee, has this day, caused its corporate name to be affixed by its Manager thereunto duly authorized.

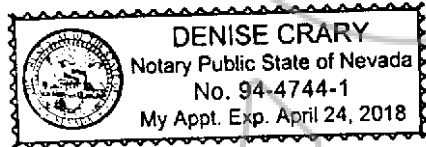
NEVADA TRUST DEED SERVICES

Michael F. Bohn
By: Michael F. Bohn, Manager

State of Nevada)
)SS.
County of Clark)

This Document was acknowledged before me, a Notary Public on September 19, 2017
By Michael F. Bohn, Manager of Nevada Trust Deed Services, whose name subscribed to the above
Instrument who acknowledged that he executed the instrument.

Denise Crary
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00

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Book- 314 Page- 0206

1. Assessor Parcel Number(s)

- a. 001-057-12
- 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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 95,433.71

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ 95,433.71

d. Real Property Transfer Tax Due \$ 372.45

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 Denise Crary Capacity: Foreclosure Officer

Signature DENISE CRARY Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nevada Trust Deed Services
Address: 376 E. Warm Springs Rd. #140
City: Las Vegas
State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: America First Federal Credit
Address: PO Box 9199
City: Ogden
State: UT Zip: 84409

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

Print Name: Cow County Title
Address: 761 S Bandance Dr
City: Pahrump

Escrow # 77976
State: NV Zip: 89048