

Official RecordRecording requested By
FIRST AMERICAN TITLE INSURANCE COMP**Lincoln County - NV****Leslie Boucher - Recorder**Fee: **\$35.00** Page 1 of 3

RPTT: \$631.80 Recorded By: AK

Book- 315 Page- 0266



0152931

APN: 001-047-01

Recorded at the Request of:First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074**When Recorded, Mail Tax Statements To:**Daniel Rulon and Lisa Lloyd and Ryan Cory Lloyd
P.O. Box 592
Pioche, NV 89043

File No. 2517101-IRK

R.P.T.T.: \$631.80

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

DANIEL RULON LLOYD AND LISA LLOYD, HUSBAND AND WIFE AND RYAN CORY LLOYD, A SINGLE MAN AS JOINT TENANTS

(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 M. PITTS, an unmarried man**, as Trustor, recorded on **04/01/2005** as **Document No. 0124258** of Official Records of said County. The Notice of Default recorded on **03/01/2017** as **Document No. 0150970** 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 **10/23/2017** as **Document No. 0152766** of Official Records of Lincoln County, Nevada and published once a week for three consecutive weeks commencing **10/27/2017** 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 County Courthouse, 181 North Main Street, Pioche, NV 89043.**



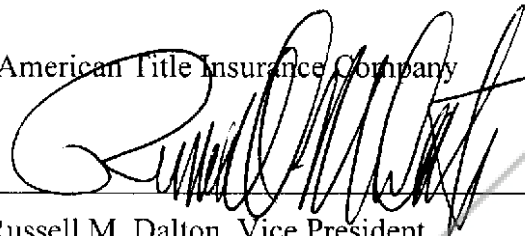
0152931

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on 11/17/2017 to said Grantee, being the highest bidder therefore, for \$162,000.00 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: November 21, 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 November 21, 2017 by Russell M. Dalton, Vice President of First American Title Insurance Company


Notary Public

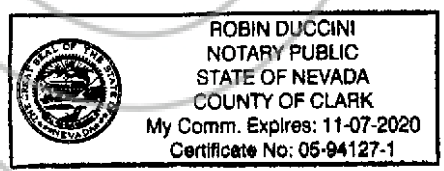




Exhibit "A"
Legal Description

PARCEL I:

ALL OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FIFTY-FOUR (54) AS SAID LOTS AND BLOCK ARE DELINEATED AND SHOWN ON THE OFFICIAL PLAT OF THE NORTHEAST ADDITION TO SAID TOWN, WITH THE EXCEPTION OF THAT PORTION OF SAID LOTS AS CONTESTED BY COMBINED METAL REDUCTION COMPANY WHICH IS APPROXIMATELY 1550 SQUARE FEET AND IS SHOWN ON PAGE 156 IN PLAT BOOK A, RECORDED MAY 06, 1980 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FIFTY-FOUR (54) IN SAID TOWN OF PIOCHE, AS CONTESTED BY COMBINED METAL REDUCTION COMPANY BEING APPROXIMATELY 1550 SQUARE FEET AS SHOWN ON PAGE 156 IN PLAT BOOK A, RECORDED MAY 06, 1980, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-152931

11/29/2017

04:40 PM

Official Record

1. Assessor Parcel Number(s)

- a) 001-047-01
- b) _____
- c) _____
- d) _____

Recording requested By
FIRST AMERICAN TITLE INSURANCE COMP

Lincoln County - NV

Leslie Boucher - Recorder

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 R

Page 1 of 1 Fee: \$35.00
Recorded By: AK RPTT: \$631.80
Book - Book- 315 Page- 0266

Book -

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$162,000.00

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

c) Transfer Tax Value:

\$162,000.00

d) Real Property Transfer Tax Due

\$631.80

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: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: First American Title

Print Name: Daniel Rulon and Lisa

Address: P.O. Box 592

Address: Lloyd and Ryan Cory Lloyd

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: First American Title Insurance

File Number: 201-2517101 / rd

Address: Company

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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