



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

<b>A.P.N. No.:</b>	003-181-22
<b>Escrow No.:</b>	79343
<b>Recording Requested By:</b>	
Stewart Title	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Verity Works, LLC	
PO Box 103	
Panaca NV 89042	

## DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: THAT: TYRA LYTLER, an unmarried woman FOR VALUABLE CONSIDERATION AND SUBJECT TO THE TERMS OF THE ESTOPPEL AFFIDAVIT ATTACHED HERETO, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to VERITY WORKS, LLC, a Nevada Limited Liability Company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Situate within portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The Easterly 32.2 feet of Lot 2 in Block 9 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in Book A of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in Book A of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 003-181-22

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining.

Dated: May 16, 2018

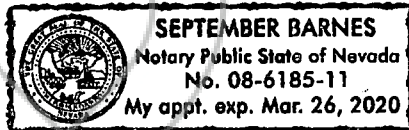
TRUSTOR(S)

Tyra Lytle  
Tyra Lytle

State of Nevada )  
County of LINCOLN ) ss.

This instrument was acknowledged before me on the 25 day of May, 2018.  
By: Tyra Lytle

Signature: [Handwritten Signature]  
Notary Public



# ESTOPPEL AFFIDAVIT

State of Nevada  
County of Lincoln

Tyra Lytle, being first duly sworn, deposes and says:

That Tyra Lytle is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to Verity Works, LLC, a Nevada Limited Liability Company, dated May 16, 2018, conveying the property as described on the attached Exhibit "A".

That the aforesaid Deed is an absolute conveyance of the title to said property to the Grantee, and not a mortgage, trust conveyance, or other security of any kind. AFFIANT CONVEYS TO THE GRANTEE ALL OF THE RIGHT, TITLE, INTEREST AND POSSESSION TO THE PROPERTY. That it was a free and voluntary act, that I/we was/are not acting under any coercion of duress; that the consideration for said Deed is the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, executed by Tyra Lytle, as Trustor, to Fidelity National Title Agency of Nevada, Inc., a Nevada Corporation, as trustee for the benefit of Mary Love-Isom, as Beneficiary, which was recorded on June 17, 2013 in Book 279 of Official Records, page 615 as File No. 143558, Lincoln County, Nevada and the reconveyance of that Deed of Trust. Affiant believes that the consideration represents a fair value for the deed property.

That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described, and particularly for the benefit of the title company about to insure the title to said property in reliance thereon, and for any other title company which may hereafter be instituted, to the truth of the particular facts herein above set forth.

That affiant will testify, declare, depose or certify before any competent tribunal, officer, or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts herein above set forth.

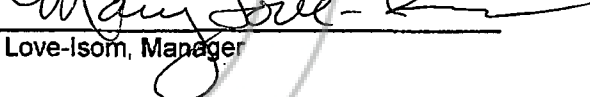
**TRUSTOR(S)**

  
\_\_\_\_\_  
Tyra Lytle

The grantee joins in the execution of this instrument in acceptance of the terms and conditions contained herein.

**BENEFICIARY(IES)**

Verity Works LLC

by:   
\_\_\_\_\_  
Mary Love-Isom, Manager

# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 79343

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Situate within portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The Easterly 32.2 feet of Lot 2 in Block 9 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in Book A of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in Book A of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 003-181-22

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-181-22
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property	\$54,000.00
Deed in Lieu of Foreclosure Only (value of Property)	(\$60,000.00)
Transfer Tax Value:	\$-6,000.00
Real Property Transfer Tax Due:	\$0.00

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 *Tyra Lytle* Capacity Agent  
 Tyra Lytle

Signature \_\_\_\_\_ Capacity Grantee  
 Verity Works, LLC

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

Print Name: Tyra Lytle  
 Address: PO Box 872  
 City: Caliente  
 State: Nevada Zip: 89008

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

Print Name: Verity Works, LLC  
 Address: PO Box 103  
 City: Panaca  
 State: Nevada Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 79343  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**