

APN: 013-160-46 & 013-160-50  
RPTT: \$19.50

RECORDING REQUESTED BY:  
Cow County Title Co.

MAIL TAX STATEMENTS TO:  
Same as below  
WHEN RECORDED MAIL TO:  
Gary C. Carrigan, Trustee  
5C Living Trust  
1235 Mt Hwy 56  
Noxon MT 59853



00001982201901557640070074

OFFICIAL RECORD  
AMY ELMER, RECORDER

## DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

**STACIA DUNNING, an unmarried woman**, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **GARY C. CARRIGAN, Successor Trustee of the 5C LIVING TRUST dated April 20, 1995**, all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

This Deed is an absolute conveyance of the title to said property to the Grantee, and not a mortgage, trust conveyance, or 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 or duress; that the consideration for said Deed is the full cancellation of all debts, obligations, costs and charges secured by those certain Deeds of Trust heretofore existing on said property, executed by **PATRICK DUNNING and STACIA DUNNING, husband and wife**, as Trustor, to **FIRST AMERICAN TITLE COMPANY, a Nevada Corporation**, as Trustee for the benefit of **GARY A. CARRIGAN, Trustee of the 5C LIVING TRUST dated April 20, 1995**, as Beneficiary, which was recorded on September 12, 2005 in Book 206 of Official Records, pages 195 and 208 as File Nos. 125187 and 125191, Lincoln County, Nevada records, and the reconveyance of that Deed of Trust. Affiant believes that the consideration represents a fair value for the deeded property.

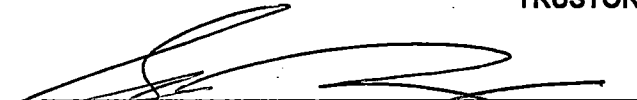
That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described, and particularly for the benefit of the title company about to insure the title to said property in reliance 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.

The parties are executing this document in counterpart for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

Dated this 11 day of December, 2018.

**TRUSTOR(S)**

  
\_\_\_\_\_  
STACIA DUNNING, individually and as successor in  
Interest to PATRICK DUNNING

**BENEFICIARY(IES)**

5C LIVING TRUST dated April 20, 1995

By: \_\_\_\_\_  
GARY C. CARRIGAN, Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, personally appeared before me, a Notary Public, Stacia  
Dunning, who acknowledged that she executed the above instrument.

\_\_\_\_\_  
Notary Public

*SEE ATTACHED*

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, personally appeared before me, a Notary Public, Gary C.  
Carrigan, Successor Trustee of the 5C Living Trust dated April 20, 1995, who acknowledged that  
he executed the above instrument.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**TRUSTOR(S)**

\_\_\_\_\_  
STACIA DUNNING, individually and as successor in  
Interest to PATRICK DUNNING

**BENEFICIARY(IES)**

5C LIVING TRUST dated April 20, 1995

By: *Gary C. Carrigan, Successor Trustee*  
GARY C. CARRIGAN, Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, personally appeared before me, a Notary Public, Stacia  
Dunning, who acknowledged that she executed the above instrument.

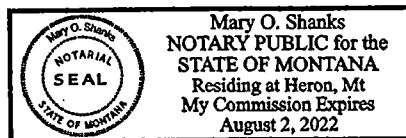
\_\_\_\_\_  
Notary Public

STATE OF MONTANA

COUNTY OF SANDERS

On 12-7-2018, personally appeared before me, a Notary Public, Gary C.  
Carrigan, Successor Trustee of the 5C Living Trust dated April 20, 1995, who acknowledged that  
he executed the above instrument.

*Mary O. Shanks*  
Notary Public



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Barbara

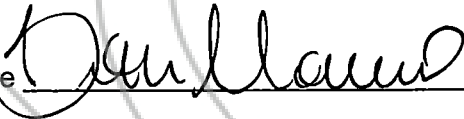
On December 13, 2018 before me, Beth Morris, Notary Public  
(insert name and title of the officer)

personally appeared Stacia Dunning,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**PARCEL 1:**

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 11, Township 3 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

Parcel No. 3 as shown on that certain Parcel Map recorded May 12, 1998 in Book B of Plats, page 112 as File No. 110955, and the Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B of Plats, page 223 as File No. 112819, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 164 of Official Records, page 353 as File No. 118315, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 – 2019: 013-160-46

**PARCEL 2:**

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 11, Township 3 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

Parcel No. 3 as shown on that certain Parcel Map recorded May 12, 1998 in Book B of Plats, page 113 as File No. 110956, and the Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B of Plats, page 224 as File No. 112820, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 164 of Official Records, page 353 as File No. 118315, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 – 2019: 013-160-50

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-46
- b) 013-160-50
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) ( \$ 44,516.99 )  
 Transfer Tax Value \$ 4,516.99  
 Real Property Transfer Tax Due: \$ 19.50

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 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**

Print Name: Stacia Dunning  
 Address: 7344 Davenport  
 City/State/Zip Goleta CA 93117

**BUYER (GRANTEE) INFORMATION**

Print Name: Gary C. Carrigan, Trustee  
 Address: 1235 Mt Hwy 56  
 City/State/Zip Noxon MT 59853

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co Escrow No. NLS 7210-Lin  
 Address: 761 Raindance Dr, Pahrump NV 89048

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 013-160-46  
 b) 013-160-50  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property
- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.        | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other _____            |   |

3. Total Value/Sales Price of Property \_\_\_\_\_ \$44,516.49  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ \$40,000.00)  
 Transfer Tax Value \_\_\_\_\_ \$ 4,516.49  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$ 19.50

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 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: \_\_\_\_\_

Signature: Gary C. Carrigan Trustee Capacity: Grantee

**SELLER (GRANTOR)  
INFORMATION**

Print Name: Stacia Dunning  
 Address: 7344 Davenport  
 City/State/Zip Goleta CA 93117

**BUYER (GRANTEE) INFORMATION**

Print Name: Gary C. Carrigan, Trustee  
 Print Name: 5C Living Trust  
 Address: 1235 Mt Hwy 56  
 City/State/Zip Noxon MT 59853

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Cow County Title Co Escrow No NLS 7210-Lin  
 Address: 761 Raindance Dr, Pahrump NV 89048