

After recording please return to: )  
Name: Dennis Sonnenberg )  
Amelia Sonnenberg )  
Address: P.O. Box 829 )  
481 South 3rd )  
City, State, Zip: Panaca NV 89042 )  
Phone: 775-728-4608 )  
Assessor's )  
Parcel Number 002-143-05 )



OFFICIAL RECORD  
AMY ELMER, RECORDER

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**SHERIFF'S DEED**

State of Nevada )  
County of Lincoln ) ss:

THIS DEED, made on this 3<sup>rd</sup> day of June, 2019, by Kerry Lee, SHERIFF OF LINCOLN COUNTY, NEVADA.

WITNESSETH

THAT by virtue of an Execution issued of the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE VMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3 v. Brian L. Rhoads, Sally A. Rhoads, Case No. CV1246015 in said Court, I, Kerry Lee, as Sheriff of Lincoln County, Nevada, did cause due notice thereof to be given of sale of the following described property:

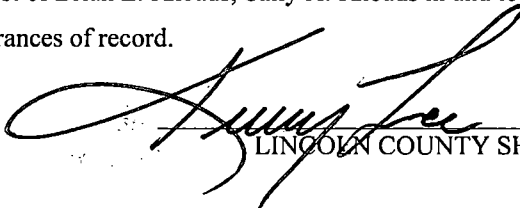
922 E. Main Street, Panaca, NV 89042

THE WEST 74 FEET OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF NEVADA.

APN: 002-143-05

THAT pursuant to said Notice, I did therefore cause said sale to be made on April 30, 2018 at 10:00am at public auction, and that Amelia Sonnenberg and Dennis Sonnenberg did cause a bid to be made in the sum of Sixty Three Thousand Dollars and Zero cents (\$63,000.00); that pursuant to said sale, a Certificate of Sale was executed by the undersigned on April 30, 2018 and filed in Lincoln County, Nevada, records, and one (1) year since the date of the sale set forth above, having elapsed as of this 30 day of April, 2019.

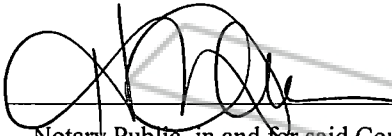
NOW, THEREFORE, I, the said Sheriff, do hereby grant to Amelia Sonnenberg and Dennis Sonnenberg without warranty, all of the right, title and interest of Brian L. Rhoads, Sally A. Rhoads in and to the property described above subject to all liens and encumbrances of record.

  
\_\_\_\_\_  
LINCOLN COUNTY SHERIFF

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF LINCOLN        )

On this 3RD day of JUNE, 2019, before me a Notary Public in and for said County and State, personally appeared KERRY LEE, known to me to be Sheriff of Lincoln County, Nevada, and the person who executed the foregoing instrument, who duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



  
\_\_\_\_\_  
Notary Public, in and for said County and State

*COPIES*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-143-05  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property      \$ 63,000.00  
 Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 Transfer Tax Value:      \$ 245.70  
 Real Property Transfer Tax Due      \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: U.S. BANK NATIONAL ASSOCIATION  
 Address: 425 Walnut St  
 City: Cincinnati  
 State: OH      Zip: 45202

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

Print Name: Amelia Sonnenberg and Dennis Sonnenberg  
 Address: P.O. BOX 829 4815 3rd  
 City: Panaca  
 State: NV      Zip: 89042

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_