

LINCOLN COUNTY, NV **2019-156840**  
\$331.40  
RPTT:\$296.40 Rec:\$35.00 **08/14/2019 04:03 PM**  
FIRST AMERICAN TITLE PASEO VERDE Pgs=5 KE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**AND WHEN RECORDED MAIL TO  
AND MAIL TAXES TO:**

**New American Funding  
11001 Lakeline Blvd, #325  
Austin, TX 78717**

**#2567265**

Space Above This Line for Recorder's Use Only

A.P.N.: **003-183-01**  
File No.: **18-54797**

R.P.T.T.: **\$387.00**

**DEED IN LIEU OF FORECLOSURE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **GREGORY P. DOLGOFF, an unmarried man,**

hereby GRANTS to **BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING,**

the real property in the City of **Caliente,** County of **Lincoln,** State of **Nevada,** described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "B" AND INCORPORATED  
HEREIN BY THIS REFERENCE.

Commonly known as: 293 HILL ST, CALIENTE, NV 89008

This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by **GREGORY P. DOLGOFF, an unmarried man,** as Trustor(s), to **FIRST AMERICAN TITLE/FIRST AMERICAN TITLE INS CO (NV),** as Trustee, for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., dba NEW AMERICAN FUNDING,** as Beneficiary, dated **12/22/2017** and recorded **12/27/2017** in Book **316,** Page **0345,** as Instrument No. **0153457** of Official Records of **Lincoln County, Nevada.**

Grantor(s) declare(s) that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed and the attached Estoppel Affidavit, between the parties with respect to said real property.

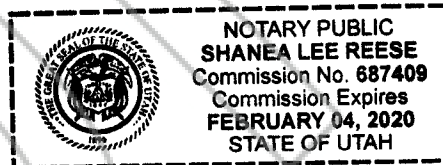
SEE ESTOPPEL AFFIDAVIT ATTACHED HERETO MARKED EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE.

Date: July 30<sup>th</sup> 2019 Gregory P. Dolgoff  
GREGORY P. DOLGOFF

State of Utah  
County of Iron }

On this 30 day of July, in the year 2019, before me, Shanea L Reese  
a notary public, personally appeared GREGORY P. DOLGOFF, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.  
Witness my hand and official seal.

Shanea L Reese  
Notary Public  
Printed Name: Shanea L Reese  
My Commission Expires: Feb 04 2020



(Seal)

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE**

**ESTOPPEL AFFIDAVIT**

State of Utah )  
County of Fron )ss.  
Date: 7-30-19 )

**GREGORY P. DOLGOFF, an unmarried man**, being first duly sworn, each for himself and/or herself, depose and says: That he/she/they are identical parties who made, executed and delivered that certain Deed in Lieu of Foreclosure to **BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING** dated July 30 2019 ("Deed"), conveying the following described real property in the City of **Caliente**, County of **Lincoln**, State of **Nevada** to-wit (the "Property"):

SEE LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "B" AND INCORPORATED HEREIN BY THIS REFERENCE.

That the Deed is intended to be and is an absolute conveyance of the title of the Property to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

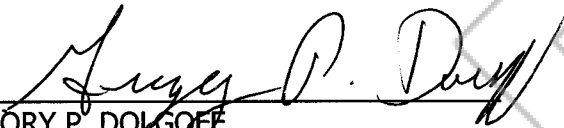
That, in the execution and delivery of the Deed, affiant(s) were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for the Deed was and is payment to affiant(s) of the sum of \$126,180.93, by grantee(s), and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the Property executed by **GREGORY P. DOLGOFF, an unmarried man**, as Trustor(s), to **FIRST AMERICAN TITLE/FIRST AMERICAN TITLE INS CO (NV)**, as Trustee, for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, **SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., dba NEW AMERICAN FUNDING**, as Beneficiary, dated **12/22/2017** and recorded **12/27/2017** in Book **316**, Page **0345**, as Instrument No. **0153457** of Official Records of **Lincoln** County, **Nevada** ("Deed of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE  
ESTOPPEL AFFIDAVIT - continued**

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of **First American Title Insurance Company**, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;

That affiant(s), and each of them, 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 set forth herein.

  
\_\_\_\_\_  
GREGORY P. DOLGOFF

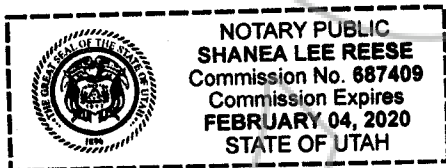
State of Utah

County of Iron

Subscribed and sworn to before me on this 30 day of July, 2019, by GREGORY P. DOLGOFF.

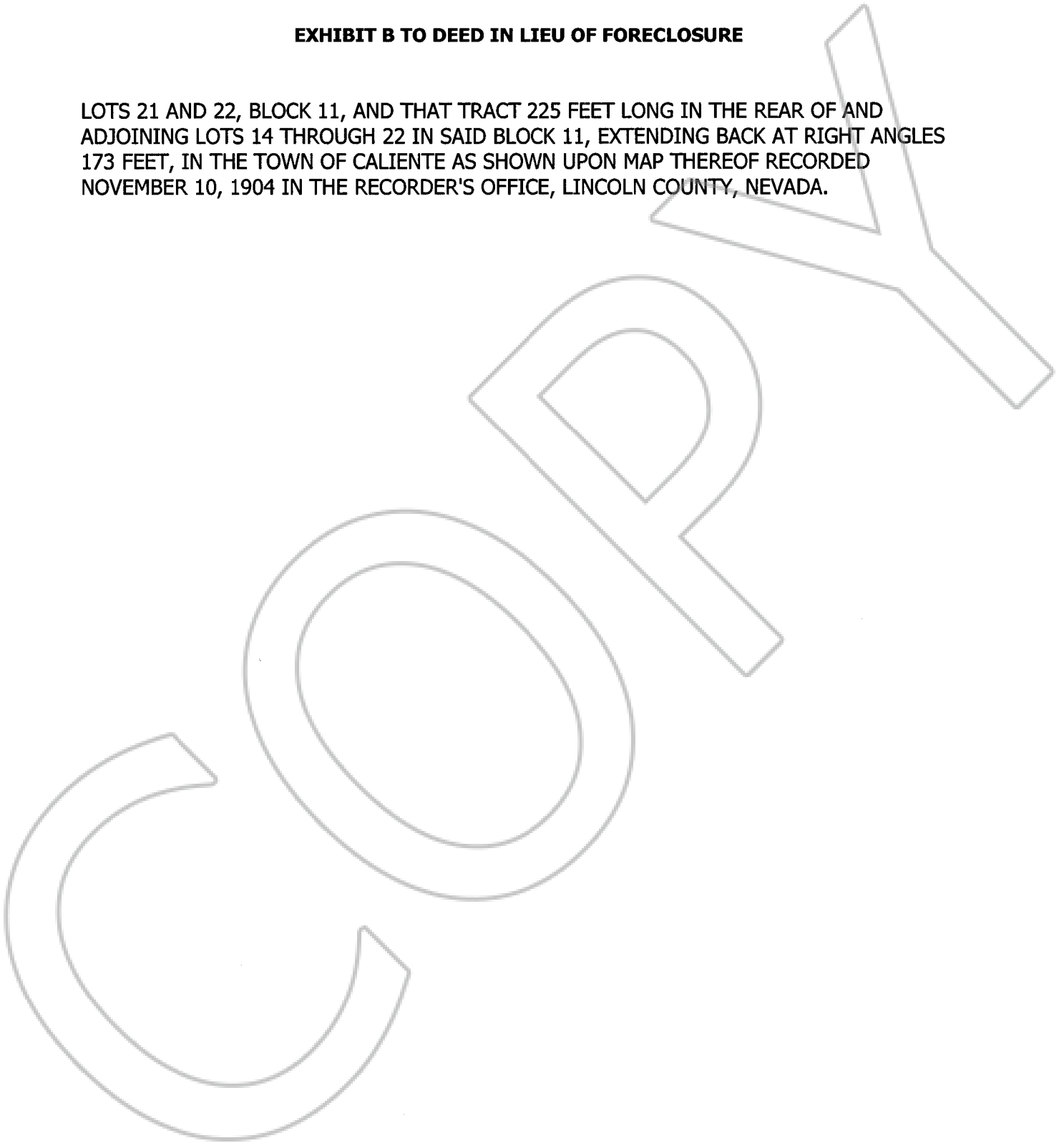
Witness my hand and official seal.

 \_\_\_\_\_ (Seal)



**EXHIBIT B TO DEED IN LIEU OF FORECLOSURE**

LOTS 21 AND 22, BLOCK 11, AND THAT TRACT 225 FEET LONG IN THE REAR OF AND ADJOINING LOTS 14 THROUGH 22 IN SAID BLOCK 11, EXTENDING BACK AT RIGHT ANGLES 173 FEET, IN THE TOWN OF CALIENTE AS SHOWN UPON MAP THEREOF RECORDED NOVEMBER 10, 1904 IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 003-183-01  
 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. a. Total Value/Sales Price of Property      \$ 126,180.93  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( 50,249.00 )  
 c. Transfer Tax Value:      \$ 75,931.93  
 d. Real Property Transfer Tax Due      \$ \$387.60

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: *Gregory P. Dolgoff*      Capacity: Grantor  
 Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

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

Print Name: GREGORY P. DOLGOFF  
 Address: c/o Village Apts, 840 S Main St, Apt 217  
 City: Cedar City  
 State: Utah      Zip: 84720

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

Print Name: New American Funding  
 Address: 11001 Lakeline Blvd, #325  
 City: Austin  
 State: TX      Zip: 78717

**COMPANY REQUESTING RECORDING**

Print Name: Sables, LLC  
 Address: 9435 West Russell Road, Suite 120  
 City: Las Vegas

Escrow #: n/a  
 State: NV      Zip: 89148

*C/O FATCO 2500 Paseo Verde Pkwy # 120 Henderson NV 89074 #2567265*