

LINCOLN COUNTY, NV

2020-159057

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/09/2020 03:24 PM

COW COUNTY TITLE COMPANY

Pgs=6 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

A.P.N. No.:	008-031-05, 008-031-06, 008-031-37, and 008-031-38
Escrow No.:	82065
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Nevada Bank & Trust Company	
976 Idaho Street	
Elko NV 89801-3919	

(for recorders use only)

TRUSTEE'S DEED UPON SALE

This document is being re-recorded to confirm the legal description contained in Record of Survey Boundary Line Adjustment recorded May 23, 2007 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records as follows:

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

PARCEL 1

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5; thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) Section 5, a distance 1262.74 feet to the East right of way line of US Highway 93; thence North 01°10'39" East, along said right of way line a distance of 1694.78 feet to the TRUE POINT OF BEGINNING; thence continuing North 01°10'39" East a distance of 280.38 feet; thence South 88°49'21" East, along the South line of Ruben Garza property a distance of 621.44 feet; thence South 01°10'39" West, a distance of 280.38 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-37

PARCEL 2

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast Corner of said Section 5, thence North 88°39'54" West, along the North line of said Section 5, a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 535.00 feet to the TRUE POINT OF BEGINNING, said point also being the Southeast corner of that certain parcel of land conveyed to Harry Henkel on January 28, 1977; thence continuing South 01°10'39" West a distance of 140.19 feet, thence South 88°49'21" East, a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Together with a strip of land 12.76 feet wide and 621.44 feet long designated as area B on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-06

PARCEL 3

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast corner of said Section 5; thence North 88°39'54" West along the North line of Section 5 a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 394.81 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°10'39" West a distance of 140.19 feet; thence South 88°49'21" East a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom a strip of land 12.76 feet wide and 621.44 feet long designated as area A on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-05

PARCEL 4

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5, thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) of Section 5, a distance of 1262.74 feet to the East right of way line of US Highway 93; thence North 1°10'39" East, along said right of way line a distance of 1503.26 feet to the TRUE POINT OF BEGINNING; thence continuing North 1°10'39" East, a distance of 191.52 feet; thence South 88°49'21" East along the South line of Ruben Garza property a distance of 621.44 feet; thence South 1°10'39" West a distance of 191.52 feet, thence North 88°49'21" West a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-38

The above legal description is a metes and bounds description and was obtained from a QUITCLAIM DEED, recorded April 3, 2014 in Book 286 Official Records, page 366, as File No. 145247, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

DOC # 0141609

06/22/2012 03:11 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: \$1,930.50 Recorded By: AE
Book- 272 Page- 0468

APN: 008-031-05, 06, 008-31-37, 38

Recorded at the Request of:
First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074



When Recorded, Mail Tax Statements To:
Nevada State Bank
976 Idaho Street
Elko, Nevada 89801-3919

File No. 2417479-RMD

R.P.T.T.: ~~\$1,930.50~~ ¹² 1930.50

TRUSTEE'S DEED UPON SALE

First American Title Insurance Company, a California corporation

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

NEVADA BANK & TRUST COMPANY

(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 LS LT, LLC, a Nevada limited liability company, as Trustor, recorded on 08/09/2005 as Instrument No. 124989 of Official Records of said County. The Notice of Default recorded on 01/09/2012 as Instrument No. 0140411 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 was recorded on 05/07/2012 as Instrument No. 0141153 of Official Records of Lincoln County, Nevada and published once a week for three consecutive weeks commencing 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: Lincoln County Courthouse, 1938 Main Street, Pioche, Nevada, 89043.

I hereby certify that the foregoing is a full and correct copy of the original document as of 9/30/2020 at 04:10 PM
Now of record in this office of Lincoln County Nevada as document number 141609.

Date: 9/30/2020
Recorder: [Signature] Amy Elmer
Amy Elmer, Recorder



Exhibit "A"
Legal Description

PARCEL 1:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE NORTH 01°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1694.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°10'39" EAST, A DISTANCE OF 280.38 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 01°10'39" WEST, A DISTANCE OF 280.38 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 535 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HARRY HENKEL ON JANUARY 28, 1977; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 93; THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 394.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET; THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET; THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS



0141609

Book 272
Page 471

06/22/2012
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FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5; THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 93; THENCE NORTH 1°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1503.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°10'39" EAST, A DISTANCE OF 191.52 FEET; THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 1°10'39" WEST, A DISTANCE OF 191.52 FEET; THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 IN BOOK 204, PAGE 419 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-031-05
- b) 008-031-06
- c) 008-031-37
- d) 008-031-38

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt.Bldg
- f) Comm'/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

Deed in Lieu of Foreclosure Only (value of Property) (\$ 215,000.00)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3 _____
- b. Explain Reason for Exemption: Re-recording Book 272, page 468 as File No. #141609 to correct the Legal Description

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 Nancy S. Steib Capacity Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: FIRST AMERICAN TITLE INSURANCE COMPANY
 Address: 2490 Paseo Verde Pkwy Suite 100
 City: Henderson
 State: NV Zip: 89074

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NEVADA BANK & TRUST COMPANY
 Address: 976 Idaho Street
 City: Elko
 State: NV Zip: 89801-3919

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

Print Name: Cow County Title Co. Escrow #: 82065
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED