

LINCOLN COUNTY, NV **2021-160994**
\$310.00
RPTT:\$273.00 Rec:\$37.00 **08/18/2021 08:21 AM**
COW COUNTY TITLE CO. Pgs=10 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	004-121-13
Escrow No.:	84109
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
RICHARD A. WALASEK ARTHUR F. WALASEK CARL F. WALASEK 18 Blue Iris Way Fitchburg, WI 53711	

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: THAT:

ALICE M. PINKERTON, 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

RICHARD A. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, ARTHUR F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, and CARL F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest

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:

Lot 50 of ALAMO SOUTH SUBDIVISION, TRACT NO. 1, UNIT NO. 2, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January, 1977 in Book A-1 of Plats, page 126, assigned No. 59021.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in he said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 004-121-13

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

Dated: July 16, 2021

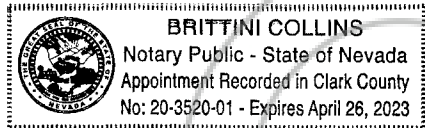
TRUSTOR(S)

Alice M. Pinkerton
ALICE M. PINKERTON

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 2 day of August, 2021.
By: ALICE M. PINKERTON

Signature: [Signature]
Notary Public
My Commission Expires: April 26, 2023



ESTOPPEL AFFIDAVIT

State of _____
County of _____

ALICE M. PINKERTON, an unmarried woman, being first duly sworn, deposes and says:

That ALICE M. PINKERTON, an unmarried woman is the identical party who executed and delivered that certain Deed in Lieu of Foreclosure to RICHARD A. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, ARTHUR F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, and CARL F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, dated July 16, 2021, conveying the property as described as follows:

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

Lot 50 of ALAMO SOUTH SUBDIVISION, TRACT NO. 1, UNIT NO. 2, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January, 1977 in Book A-1 of Plats, page 126, assigned No. 59021.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in he said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 004-121-13

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 ALICE M. PINKERTON, an unmarried woman, as Trustor, to FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada Corporation, as trustee for the benefit of OTTO F. WALASEK, an unmarried man, as Beneficiary, which was recorded on February 24, 2006 in Book 212 of Official Records, page 395 as File No. 126012 and assigned to RICHARD A. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, ARTHUR F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest, and CARL F. WALASEK, a married man dealing with his sole and separate property as to an undivided 1/3 interest by Assignment recorded January 9, 2012 in Book 269 of Official Records , page 113 as File No. 140410 , 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 by 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)

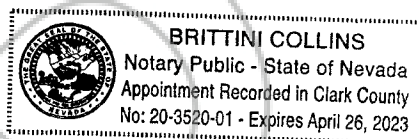
Alice M. Pinkerton
ALICE M. PINKERTON

State of Nevada

County of Clark

This instrument was acknowledged before me on the 2 day of August, 2021
By: **ALICE M. PINKERTON**

Signature: *Brittini Collins*
Notary Public



My Commission Expires: April 26, 2023

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

BENEFICIARY(IES)

RICHARD A. WALASEK

ARTHUR F. WALASEK

CARL F. WALASEK

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____, _____
By: **RICHARD A. WALASEK**

Signature: _____
Notary Public

My Commission Expires: _____

TRUSTOR(S)

ALICE M. PINKERTON

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____, _____
By: ALICE M. PINKERTON

Signature: _____
Notary Public

My Commission Expires: _____

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

BENEFICIARY(IES)

Richard A. Walasek
RICHARD A. WALASEK

ARTHUR F. WALASEK

CARL F. WALASEK

State of Wisconsin

County of Dane

This instrument was acknowledged before me on the 04 day of August, 2021.
By: RICHARD A. WALASEK

Signature: [Handwritten Signature]
Notary Public

My Commission Expires: 10/14/2022



TRUSTOR(S)

ALICE M. PINKERTON

State of _____

County of _____

This instrument was acknowledged before me on the ____ day of _____, _____.

By: **ALICE M. PINKERTON**

Signature: _____
Notary Public

My Commission Expires: _____

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

BENEFICIARY(IES)

RICHARD A. WALASEK

Arthur F. Walasek

ARTHUR F. WALASEK

CARL F. WALASEK

State of _____

County of _____

This instrument was acknowledged before me on the ____ day of _____, _____.

By: **RICHARD A. WALASEK**

Signature: _____
Notary Public

My Commission Expires: _____

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____, _____
By: **ARTHUR F. WALASEK**

**PLEASE SEE ATTACHED
CALIFORNIA ACKNOWLEDGMENT**

Signature: _____
Notary Public

My Commission Expires: _____

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____, _____
By: **CARL F. WALASEK**

Signature: _____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento }

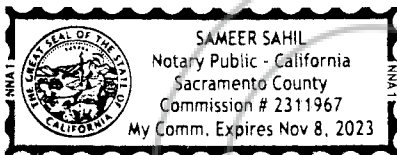
On 08/11/2021 before me, Sameer Sahil (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared Arthur F Walasek
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Sameer A Sahil
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed in Lieu of Foreclosure (Estoppel Affidavit)
Document Date: July 16th 2021 Number of Pages: 6
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Arthur F Walasek
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[X] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

TRUSTOR(S)

ALICE M. PINKERTON

State of _____

County of _____

This instrument was acknowledged before me on the ____ day of _____.

By: **ALICE M. PINKERTON**

Signature: _____
Notary Public

My Commission Expires: _____

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

BENEFICIARY(IES)

RICHARD A. WALASEK

ARTHUR F. WALASEK

Carl F. Walasek

CARL F. WALASEK

State of Pennsylvania

County of Delaware

This instrument was acknowledged before me on the ____ day of _____.

By: **RICHARD A. WALASEK**

Signature: _____
Notary Public

My Commission Expires: _____

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____.

By: **ARTHUR F. WALASEK**

Signature: _____
Notary Public

My Commission Expires: _____

State of PA

County of Delaware

This instrument was acknowledged before me on the 28 day of July, 2021

By: **CARL F. WALASEK**

Signature: Makaishia M Burch
Notary Public

My Commission Expires: 9-2-2024

Commonwealth of Pennsylvania - Notary Seal
Makaishia M. Burch, Notary Public
Chester County
My commission expires September 2, 2024
Commission number 1372674
Member, Pennsylvania Association of Notaries

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-121-13
 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 \$120,604.19
 Deed in Lieu of Foreclosure Only (value of Property) \$ 50,640.00
 Transfer Tax Value: \$ 69,964.19
 Real Property Transfer Tax Due: 273.00

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 *Alice M. Pinkerton* Capacity Grantor
ALICE M. PINKERTON

Signature _____ Capacity Grantee
RICHARD A. WALASEK

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ALICE M. PINKERTON
 Address: 425 Antelope Way
 City: Las Vegas
 State: NV Zip: 89145

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RICHARD A. WALASEK, ARTHUR F. WALASEK, and CARL F. WALASEK
 Address: 18 Blue Iris Way
 City: Fitchburg
 State: WI Zip: 53711

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

Print Name: Cow County Title Co. Escrow #: 84109
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED