

LINCOLN COUNTY, NV **2021-161680**
\$3,937.00
RPTT:\$3900.00 Rec:\$37.00 **11/23/2021 08:14 AM**
WFG NATIONAL TITLE INSURANCE CO Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

RECORDING REQUESTED BY:
LRES Corporation

AND WHEN RECORDED TO:
Tullius Law
515 S. Flower Street
18th Floor
Los Angeles, CA 90071

**Forward Tax Statements to
the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

A.P.N.: 014-010-17, 18, 19, 20, 21, 22, and 23
T.S. # **NV21-00156** Loan #: **Rainbow Canyon**
Order #: **1928129NVD**

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: **\$3,900.00**
The Grantee Herein **was** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$3,750,582.35**
The Amount Paid by the Grantee was **\$1,000,000.00**
Said Property is in the City of **Caliente**. County of **Lincoln**

LRES Corporation, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

Caliente Warner Springs, LLC, a California limited liability company

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Lincoln**, State of Nevada, described as follows:

See **Exhibit A** attached hereto and made a part hereof

This conveyance is made in compliance with the terms and provisions of the Deed of Trust, Security Agreement and Fixture Filing (the "Deed of Trust") executed by Narconon Southern California as Trustor, dated 10/8/2010 and recorded on 10/15/2010 as instrument number 0136559 of the Official Records in the office of the Recorder of Lincoln, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to A Notice of Breach and Default and of Election to Cause Sell of Real Property under Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing Default recorded July 20, 2021, as Instrument No. 2021-160854, of Official Records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.080

ACCOMODATION
This Document delivered to Recorder
As an accomodation only at the
Express request of the parties hereto.
It has not been examined as to
its effect or validity

TRUSTEE'S DEED UPON SALE

T.S. #: NV21-00156
Loan #: Rainbow Canyon
Order #: 1928129NVD

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **11/12/2021**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$1,000,000.00**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full satisfaction of the debt secured by said Deed of Trust.

In witness, thereof, LRES Corporation, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 11/19/2021

LRES Corporation



Tina Suihkonen, Sr. Director

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 } ss.
County of Orange }

On November 19, 21 before me, Rhonda HM Wolik, Notary Public personally appeared Tim Suihkonen 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)

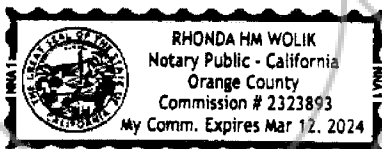


Exhibit A

Legal Description

All that land situated in the County of Lincoln, State of Nevada, more particularly described as follows:

That portion of land situate within Sections 3 and 10, Township 5 South, Range 66 East M.D.M. described as follows:

Parcels 3, 4, 5, 6, 7, 8 and 9 of the Record of Survey Map of Large Parcels for 325 East Fourth Street L.L.C. recorded February 13, 2004, in Book C of Plats, page 30 as File No. 121774, Lincoln County, Nevada Records.

Excepting therefrom that portion as conveyed to the State of Nevada by Deed recorded October 1, 2009, in Book 251, Page 237 as Document No. 134335 and by Deed of Correction recorded October 22, 2009, in Book 251, page 512 as Document No. 134450, of Lincoln County Official Records.

NOTE: For information purposes only, for which the Company assumes no liability for any inaccuracies or omissions, the purported street address of said land as determined from the latest County Assessor's Roll is: VACANT LAND and 17236 SR 317 HWY 1-4 Caliente, NV 89008

Personal Property as defined in subject Deed of Trust

1.1 The Property. For the purpose of securing payment and performance of the Secured Obligations defined in Section 2 below, Trustor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all estate, right, title and interest which Trustor now has or may later acquire in the following property (all or any part of such property, or any interest in all or any part of it, together with the Personalty (as hereinafter defined) being hereinafter collectively referred to as the "Property").

- (a) The real property located in the County of Lincoln, State of Nevada, as described above (the "Land");
- (b) All buildings, structures, improvements, fixtures and appurtenances now or hereafter placed on the Land, and all apparatus and equipment now or hereafter attached in any manner to the Land or any building on the Land, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment (collectively, the "Improvements");
- (c) All easements and rights of way appurtenant to the Land: all crops growing or to be grown on the Land (including all such crops following severance from the Land), all standing timber upon the Land (including all such timber following severance from the Land); all development rights or credits and air rights, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and shares of stock pertaining to such water or water rights, ownership of which affect the Land, all minerals, oil, gas, and other hydrocarbon substances and rights thereto in, on, under, or upon the Land.
- (d) All existing and future leases, subleases, subtenancies, licenses, occupancy agreements and concessions relating to the use and enjoyment of all or any part of the Land or the Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the foregoing;
- (e) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, Improvements, or the other property described above into cash or liquidated claims, including proceeds of all present and future fire, hazard or casualty insurance policies, whether or not such policies are required by Beneficiary, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any breach of warranty, misrepresentation, damage or injury to, or defect in, the Land, Improvements, or the other property described above or any part of them; and
- (f) All proceeds of, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 014-010-17, 18, 19, 20, 21, 22 and 23
- 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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3.a. Total Value/Sales Price of Property

\$ 3,750,000.00

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ 1,000,000.00

d. Real Property Transfer Tax Due \$ 3,900.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature] Capacity: Trustee

Signature: [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LRES CORP, as Trustee
Address: 765 the City Drive
City: Orange
State: CA Zip: 92868

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Caliente Warner Springs
Address: 515 S Plumer St.
City: Los Angeles
State: CA Zip: 90071

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

Print Name: WFG NATIONAL TITLE
Address: 700 N- Brand Blvd, #1100
City: Glenview

Escrow # _____
State: CA Zip: 91203

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED