

**RECORDING REQUESTED BY**  
**First American Title Insurance Company**

**AND WHEN RECORDED MAIL TO:**  
**J&S Properties, LLC**  
**34 Emerald Dunes Circle**  
**Henderson, NV 89052**

LINCOLN COUNTY, NV  
\$37.00  
RPTT:\$0.00 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER  
E99

**2022-162234**

**04/22/2022 03:05 PM**

Space Above This Line for Recorder's Use  
Only

A.P.N.: 001-250-33

File No.: 116-2651222

**DEED IN LIEU OF FORECLOSURE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Joseph A. Dunne, a single man**

hereby GRANTS to **J&S Properties, LLC, a Nevada limited liability company**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

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 **Joseph A. Dunne, a single man**, as Trustor(s), to **First American Title Company of Nevada, a Nevada Corporation**, as Trustee, for **J&S Properties**, as Beneficiary, dated **August 25, 2006** and recorded **September 22, 2006** as Instrument no. **127465** 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 THE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT A

Date: 4/20/02

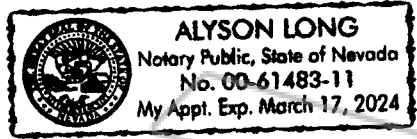
  
\_\_\_\_\_  
Joseph A. Dunne

Mail Tax Statements To: **SAME AS ABOVE**

STATE OF **NEVADA** )  
COUNTY OF ~~CLARK~~ <sup>Lincoln</sup> ) : ss.

This instrument was acknowledged before me on April 20, 2022 by **Joseph A. Dunne.**

Allyson Long  
Notary Public  
(My commission expires: March 17, 2024)



COPY

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

**ESTOPPEL AFFIDAVIT**

State of Nevada )  
 ) ss.  
County of Lincoln )

Date: April 20, 2022

**Joseph A. Dunne**, 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 **J&S Properties, LLC** dated **April 20, 2022** ("Deed"), conveying the following described real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, to-wit (the "Property"):

AS DESCRIBED IN EXHIBIT B ATTACHED HERETO.

The affiant(s) now is, and at all times herein mentioned was an unmarried person;

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 \$20,449.00 ("Consideration"), 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 Joseph A. Dunne, a single man, as Trustor(s), to First American Title Company of Nevada, a Nevada Corporation, as Trustee, for J&S Properties, as Beneficiary, dated August 25, 2006 and recorded September 22, 2006 as Instrument No. 127465 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;

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;

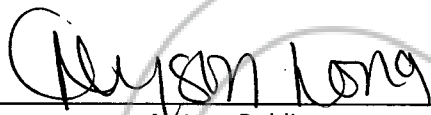
**EXHIBIT A TO DEED IN LIEU OF FORECLOSURE  
ESTOPPEL AFFIDAVIT - continued**

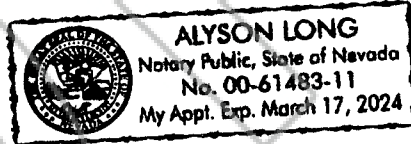
That affiant(s), and each of them, will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

  
Joseph A. Dunne

STATE OF **NEVADA** )  
COUNTY OF ~~CLARK~~ <sup>KL</sup> Lincoln ) : ss.

This instrument was acknowledged before me on April 20, 2022 by **Joseph A. Dunne.**

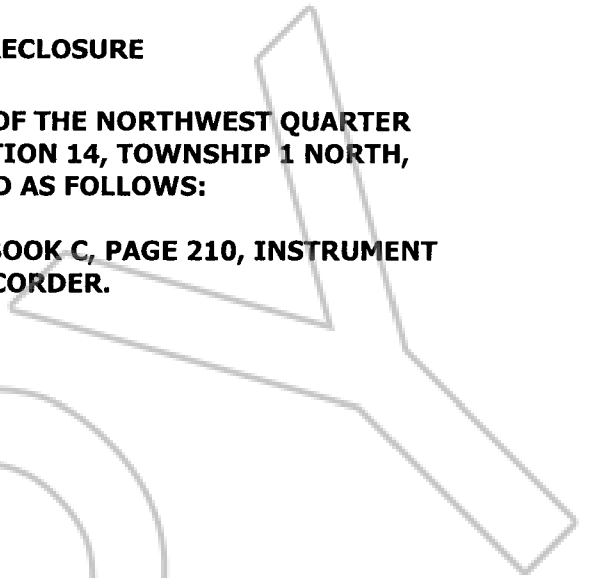
  
Notary Public  
(My commission expires: March 17, 2024)



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

**THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-33
- 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 RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$20,449.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$48,000.00 )
- c) Transfer Tax Value: \$-27,551.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction

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: [Signature]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Joseph A. Dunne

Print Name: company

Address: 193 B Hollywood Way

Address: 34 Emerald Dunes Circle

City: Pioche

City: Henderson

State: NV      Zip: 89043

State: NV      Zip: 89052

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

Print Name: First American Title Insurance Company

File Number: 116-2651222 ST/ ST

Address: 701 N Green Valley Pkwy, Ste 120

City: Henderson

State: NV      Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)