

LINCOLN COUNTY, NV

2022-162352

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/24/2022 04:10 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN#: 001-250-33

File #:116-2651222-ST

TYPE OF DOCUMENT

**RE-RECORD DEED IN LIEU OF FORECLOSURE
INSTR#:2022-162234 TO CORRECT GRANTEE'S
MAILING ADDRESS**

Recording Requested By:

FIRST AMERICAN TITLE

Mail Tax & Return Documents To:

Name: J&S Properties LLC

Address: 850 South Boulder Hwy #247

City/State/Zip: Henderson, NV 89015

This page added to provide additional information required by NRS 111.312 Section 1-2

RECORDING REQUESTED BY
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
J&S Properties, LLC
850 S. Boulder
Henderson, NV 89015
Hwy #247

LINCOLN COUNTY, NV 2022-162234
\$37.00
RPTT:\$0.00 Rec:\$37.00 04/22/2022 03:05 PM
FIRST AMERICAN TITLE INSURANCE COMPANY 5 AE
OFFICIAL RECORD
AMY ELMER, RECORDER E99

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: 4/20/22



Joseph A. Dunne

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

RECORDING REQUESTED BY
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:

J&S Properties, LLC
34 Emerald Dunes Circle * 80 S. Boulder
Henderson, NV 89052 * Hwy #247
89015

Space Above This Line for Recorder's Use
Only

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

File No.: 116-2651222

DEED IN LIEU OF FORECLOSURE

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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



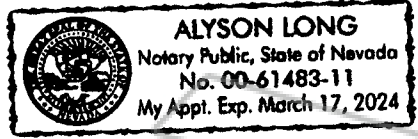
Joseph A. Dunne

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

STATE OF **NEVADA**)
COUNTY OF ~~CLARK~~ ^{Lincoln}) : ss.

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

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



C O R P

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)
) : ss.
COUNTY OF ~~CLARK~~ ^{KL} Lincoln)

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



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

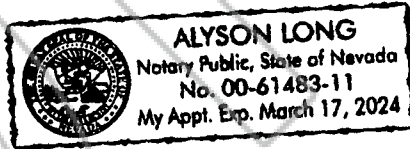
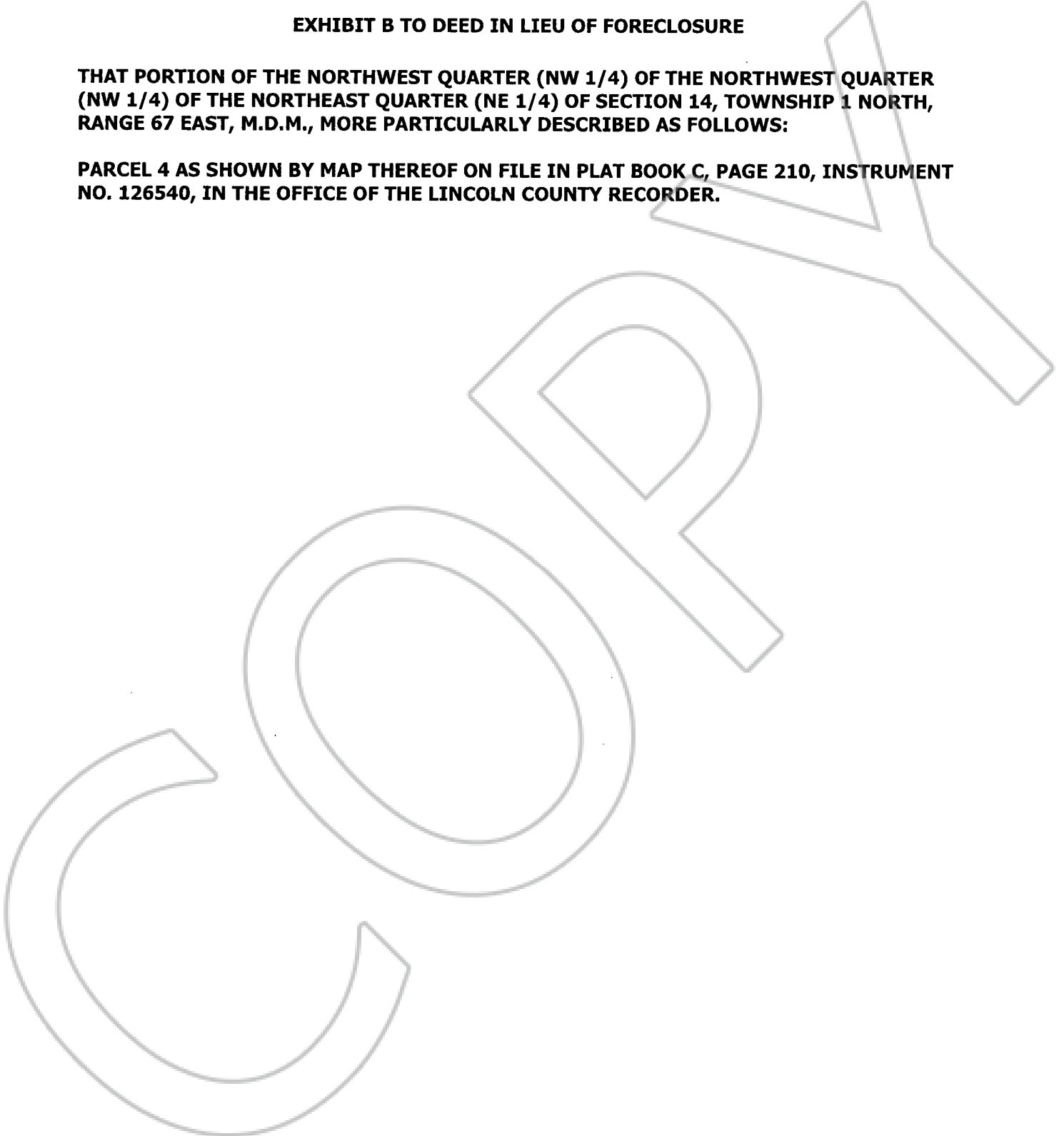


EXHIBIT B TO DEED IN LIEU OF FORECLOSURE

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: \$0.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: Exempt 3
b. Explain reason for exemption: Recognize true status by correcting grantee's mailing address without consideration. Deed In Lieu Instr#:2022-162234

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: Joseph A. Dunne
Address: 193 B Hollywood Way
City: Pioche
State: NV Zip: 89043

Print Name: J&S Properties, LLC
Address: 850 South Boulder Highway #247
City: Henderson
State: NV Zip: 89015

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

Print Name: First American Title Insurance Company
Address: 701 N Green Valley Pkwy, Ste 120
City: Henderson

File Number: 116-2651222 ST/ ST
State: NV Zip: 89074

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