LINCOLN COUNTY, NV

2022-163031 RPTT:\$208.65 Rec:\$37.00

Total:\$245.65

09/19/2022 09:30 AM

QUITAIROS,PRIETO,WOOD&BOYER

Pgs=5 KC



OFFICIAL RECORD AMY ELMER, RECORDER

Recording Requested By:

Terence N. Cushing, Esq. Quintairos, Prieto, Wood & Boyer, P.A.

When Recorded Mail To:

Terence N. Cushing, Esq. Ouintairos, Prieto, Wood & Boyer, P.A. 8800 East Raintree Drive, Suite 100 Scottsdale, Arizona 85260

APN #: 003-181-07

Forward Tax Statements To:

21st Mortgage Corporation 620 Market Street One Centre Square Knoxville, TN 37902

SPACE ABOVE THIS LINE FOR RECORDER'S USE

It is hereby affirmed that this document submitted for records does not contain the social security number of any person or persons (per N.R.S.239B.030).

TRUSTEE'S DEED UPON SALE

Transfer Tax:

\$208.65

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$53,442.00 The amount paid by the grantee at the trustee sale was: \$53,442.00

The documentary transfer tax is:

Said property is in the City of:

Caliente, County of Lincoln

TERENCE N. CUSHING, ESQ., as Trustee, (or successor trustee, or substituted trustee, pursuant to the Deed of Trust) does hereby oversee the GRANTING and CONVEYANCE by Phillip Emry Reeves:

21st Mortgage Corporation, ("21st Mortgage"), a corporation organized and existing under the laws of the United States of America

(herein called Grantee), but without covenant or warranty, express or implied, all right 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:

LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK NINE

(9) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.

NOW KNOWN AS;

ADJUSTED AREA

PROPERTY TO BE ADDED TO LOT 25, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8, T. 4 S., R. 67 E., M.D.M.

THENCE N 6°53'27" W 5.24 FEET:

THENCE N 37°34'17" E 7.90 FEET;

THENCE N 58°07'59" E 21.78 FEET;

THENCE S 3°57'15" W 19.73 FEET;

THENCE S 6°53'27" E 2.04 FEET:

THENCE S 6°53'27" E 15.43 FEET;

THENCE S 6°53'27" E 9.57 FEET;

THENCE S 83°06'33" W 12.00 FEET;

THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.

PROPERTY TO BE ADDED TO LOT 26, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S $40^{\circ}39'59''W$ 3084.34 FEET;

THENCE N 86°06'33" E 12.00 FEET;

THENCE S 6°53'27" E 25.00 FEET;

THENCE S 86°06'33" W 12.00 FEET;

THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.

PROPERTY TO BE ADDED TO LOT 27, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S 41°00'40" W 3067.53 FEET; THENCE N 86°06'33" E 12.00 FEET;

THENCE S 6°53'27" E 25.00 FEET;

THENCE S 86°06'33" W 12.00 FEET;

THENCE N 6°53'27" W 25.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2018 AS INSTRUMENT NO. 2018-154820 OF OFFICIAL RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Phillip Emry Reeves, a single person, Trustor, dated May 1, 2017, and recorded on May 8, 2017, as Document Number 0151731of the Official Records of Lincoln County, State of NV, and pursuant to the Notice of Default and Election to Sell under Deed of Trust thereunder recorded on March 10, 2022, as Document Number 2022-162032 of said Official Records. The Trustee has 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 10 days after its recording and a Notice of Sale at least 20 days prior to the Sale Date by certified mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Revised Statues Chapter 107.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of the 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 September 2, 2022. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$53,442.00 in the lawful money of the United States, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

Date:

Terence N. Cushing, Esq.

QUINTAIROS, PRIETO, WOOD & BOYER, P.A.

8800 East Raintree Drive, Suite 100

Scottsdale, AZ 85260

STATE OF ARIZONA

Terence N. Cushing, Trustee

County of Maricopa

, before me, the undersigned Notary Public for said State, personally appeared TERENCE N. CUSHING, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

SS.

WITNESS my hand and official seal,

KATHLEEN PEPIN MARICOPA COUNTY COMMISSION EXPIRES

Signature:

DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) 003-181-07 b) c) d) 2. Type of Property: b) X Vacant Land Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY 2-4 Plex Book: Condo/Twnhse c) d) Page: Comm'1/Ind'1 Apt. Bldg f) Date of Recording: e) [Agricultural h) Mobile Home Notes: g) Other 3. Total Value/Sales Price of Property \$ 53,442.00 Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: \$ 53,442.00 Real Property Transfer Tax Due \$ 208.65 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. Capacity as Trustee for Signature 21st Mortgage Corporation Capacity____ Signature **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) AND ATTACHED (REQUIRED) PAGE Print Name: 21st Mortgage Corporation Print Name: Phillip Emry Reeves Address: 620 Market St., One Centre Square Address: 170 Spring Heights City: Knoxville City: Caliente State: NV Zip: 89008 Zip: 37902 State: TN COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Quintairos, Prieto, Wood & Boyer, P.A. Escrow #: Address: 8800 E. Raintree Dr., Ste. 100 State: AZ City: Scottsdale Zip: 85260

STATE OF NEVADA



