

APN NO.:001-101-25

RECORDING REQUESTED BY:

Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO:

SHERYL L. MOORE

430 N. COLUMBUS STREET

LANCASTER, OH 43130

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$0.00

Order No. 23-408

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

RONALD CARL EDENS, II, a married man as his sole and separate property

for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

SHERYL MOORE, an unmarried woman

Grantor/Trustor/Borrower conveys title to the Grantee/Lender/Beneficiary in satisfaction of the Deed of Trust described herein as a substitution for foreclosure for \$65,000.00 Deed of Trust.

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Lots 31, 32, 33 & 34 in Block 18 in the Town of Pioche, Lincoln County, Nevada as said lots and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of Lincoln County, Nevada, and to which plat and the records thereof reference is hereby made for further particular description.

This Deed is an absolute conveyance of the title to the within described property in effect as well as in form and is not intended as a mortgage, conveyance of trust or as a hypothecation of any kind or character; that the possession of the within described property has been surrendered to and taken by the above named Grantee: and that the undersigned have no option to purchase or any other right, title or interest in or to said premises, that the consideration of the Deed, receipt in full of which is hereby acknowledged, consisted of the full release, cancellation and discharge of all obligations of whatsoever kind or character evidenced by or secured by that certain instrument recorded as Document No. 2020-159171, Official Records, Lincoln County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.

In addition to the estoppels contained within the attached Deed in Lieu of Foreclosure, the grantor acknowledges and states that the attached deed is being given freely, voluntarily and without duress or coercion from anyone.

Grantors:

Ronald Carl Edens, II

RONALD CARL EDENS

STATE OF NEVADA
COUNTY OF LINCOLN

On 07-07-2023

Personally appeared before me, a Notary Public

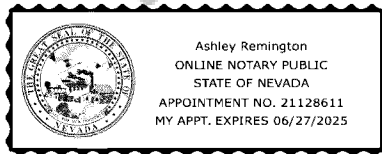
RONALD CARL EDENS

Who acknowledged that he/she/they executed the above instrument.

AR

Notary Public

My commission expires: **6/27/2025**



Notarized using audio-visual communication.

The Grantee(s) join in the execution of this Deed for the purpose of evidencing that the Grantee(s) hereby accept this conveyance as being full satisfaction of all obligations secured by Deed of Trust described herein.

Grantee Acknowledgement:

Sheryl Moore

SHERYL MOORE

STATE OF NEVADA
COUNTY OF LINCOLN

On 07-07-2023

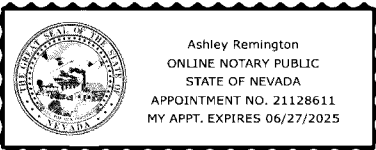
Personally appeared before me, a Notary Public

SHERYL MOORE

Who acknowledged that he/she/they executed the above instrument.

AR

Notary Public
My commission expires: 6/27/2025



Notarized using audio-visual communication.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-101-25

- 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 RECORDER'S OPTIONAL USE ONLY

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

3. a) Total Value/Sales Price of Property

\$ 13,684.00

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

(65,000.00)

c) Transfer Tax Value:

\$ -51,316.00

d) Real Property Transfer Tax Due

\$ 0.00

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: Sheryl Moore Capacity: GRANTOR

Signature: _____ Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronald Carl Edens II
Address: 9744 Temple Park Court
City: Las Vegas
State: Nevada Zip: 89178

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sheryl Moore
Address: 430 N. Columbus Street
City: Lancaster
State: Ohio Zip: 43130

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

Print Name: Title Deeds & Needs
Address: 8565 South Eastern Avenue, Suite 150
City, State & Zip: Las Vegas, NV 89123

File No. 23-408

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED