

DOC # 0219488

02/01/2012

02:54 PM

Official Record

Recording requested By
CHARLES D. CALAHAN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: FES

Book- 528 Page- 0004

APN# 003-221-09

Recording Requested by:

Name: Cody Calahan

Address: 2432 W. Peoria St. 1284

City/State/Zip: PHOENIX AZ 85029

Mail Tax Statements to:

Name: Cody Calahan

Address: 2432 W. Peoria St. 1284

City/State/Zip: Phoenix AZ 85029



0219488

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Signature (Print name under signature)

Title

TRUSTEES' DEED
(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting

If legal description is a metes & bounds description, furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Eureka County Recorder's Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

TRUSTEE'S DEED OF REAL PROPERTY

THIS INDENTURE made on the 25TH day of MAY, 2011 between DAVID A. BIRDSELL, Trustee in the matter of JONES, RAYMOND E. & JONES, MARYANNE M., Debtor(s) in the proceedings under Bankruptcy Case Number 10-20415-PHX CGC, parties of the first part, and CHARLES D. CALAHAN, parties of the second part:

WITNESSETH:

The Party of the First Part by virtue of the power and authority given in and by the United States Bankruptcy Court for the District of Arizona, and in consideration of Seventy Five Dollars (\$75.00) and other valuable consideration, paid by the Parties of the Second Part, does hereby grant, convey and release unto the Parties of the Second Part, their heirs and assigns forever, the following described property:

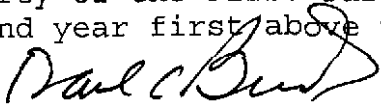
APN 003-221-09

ESTATE'S INTEREST IN PROPERTY KNOWN AS LOT 2, BLOCK K, NEVELCO INC UNIT #2 SITUATED IN THE COUNTY OF EUREKA, STATE OF NEVADA

together with the appurtenances and also all the estate which the Party of the First Part has or has power to convey or dispose of as Trustee in the matter of JONES, RAYMOND E. & JONES, MARYANNE M. debtor(s) in proceedings for bankruptcy.

SUBJECT TO: All taxes, assessments, easements, restrictions, liens and encumbrances of record, SOLD AS IS AND WHERE IS WITH NO WARRANTIES GIVEN

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.



DAVID A. BIRDSELL, as and only as Trustee in the matter of JONES, RAYMOND E. & JONES, MARYANNE M. proceedings for bankruptcy



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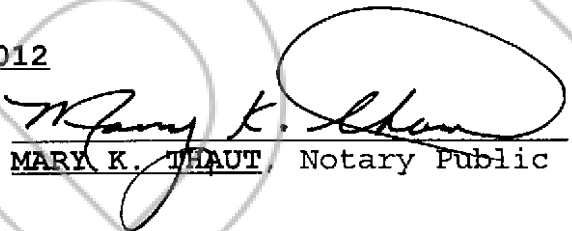
Page: 2 of 4

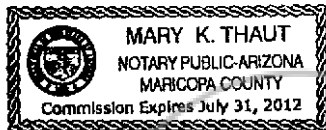
STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

On this 25TH day of MAY, 2011, before me personally appeared DAVID A. BIRDSELL, who acknowledged himself to be Trustee of JONES, RAYMOND E. & JONES, MARYANNE M., Bankruptcy Case #10-20415-PHX CGC and that he as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commissions expires: JULY 31, 2012


MARY K. THAUT, Notary Public



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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 003 - 221 - 09 - _____
 BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

David A. Birdsell, Chapter 7 Bankruptcy Trustee for
the estate of Raymond E. & Maryanne M. Jones
216 N Center, Mesa AZ 85201

3. (a) BUYER'S NAME AND ADDRESS:

Charles D. Calahan
12534 W. Hearn Drive
El Mirage, Arizona 85335

(b) Are the Buyer and Seller related? Yes ☐ No ☒
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Lot 2, Block K, Nevelco Inc Unit #2, Eureka County, Nevada

5. MAIL TAX BILL TO:

Charles D. Calahan
12534 W. Hearn Drive
El Mirage, Arizona 85335

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|---|--|
| a. <input checked="" type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

☐ To be occupied by owner or "family member." ☐ To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels,
 Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25th day of MAY 20 11

Notary Public

Notary Expiration Date JULY 31, 2012

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

- (a) County of Recordation: _____
 (b) Docket & Page Number: _____
 (c) Date of Recording: _____
 (d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____

Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|---|--|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input checked="" type="checkbox"/> Other: Trustee's Deed |

11. SALE PRICE: \$ 75 00

12. DATE OF SALE (Numeric Digits): 03 / 11
 Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 75 00

14. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Exchange or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> Other financing; Specify: _____ |

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: _____

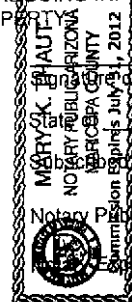
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

David A. Birdsell, Chapter 7 Bankruptcy Trustee
216 N. Center Street
Mesa, AZ 85201 Phone (480) 644-1080

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 2, Block K, Nevelco Inc Unit #2, Eureka County, Nevada

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.



Charles Calahan
 Buyer/Agent

Arizona, County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 003-221-09
b) _____
c) _____
d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

\$ 75.00
\$ _____
\$ 0
\$ 0

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 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 _____

Capacity Seller

Signature Cody Calahan

Capacity Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: _____

Address: _____

City: _____

State: _____

Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Cody Calahan

Address: 2432 W. Peoria St E 1284

City: Phoenix

State: AZ

Zip: 85029

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____

Escrow # _____

Address: _____

City: _____

State: _____

Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECORD

Document/

Book:

Date of Rec

Notes:

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Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00

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