

A.P.N. # 005-210-31

Ref No.

R.P.T.T. \$89.70

Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
TOM R. ARNHART
PO BOX 518
PIOCHE NV 89043

DOC# 222181

11/27/2012 11:12AM

Official Record

Requested By
COW COUNTY TITLE CO.

**Eureka County - NV
Mike Rebaleti - Recorder**

Page: 1 of 4 Fee: \$17.00
Recorded By FS RPTT: \$89.70
Book- 0542 Page- 0147



0222181

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH THAT:

TINA L. RICHARDSON, a married woman as her sole and separate property, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife as joint tenants all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This Deed is an absolute conveyance of the title to said property to the Grantee, and not a mortgage, trust conveyance, or security of any kind. AFFIANT CONVEYS TO THE GRANTEE ALL OF THE RIGHT, TITLE, INTEREST AND POSSESSION TO THE PROPERTY. That it was a free and voluntary act; that I/we was/are not acting under any coercion or duress; that the consideration for said Deed is the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, executed by TINA L. RICHARDSON, a married woman as her sole and separate property, as Trustor, to COW COUNTY TITLE CO., a Nevada Corporation, as trustee for the benefit of TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife as joint tenants, as Beneficiary, which was recorded on May 8, 2008 in Book 472, of Official Records, page 307 as File No. 211841, Eureka County, Nevada and the reconveyance of that Deed of Trust. Affiant believes that the consideration represents a fair value for the deeded property.

That this affidavit is made for the protection and benefit of the Grantee in the Deed, its successors and assigns and all other parties who may acquire an interest in the property herein described, and particularly for the benefit of the title company about to insure the title to said property in reliance thereon, and for any other title company which may hereafter be instituted, to the truth of the particular facts herein above set forth.


That affiant 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 herein above set forth.

The parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.


Dated 23 day of NOVEMBER, 2012

TRUSTOR(S)


TINA L. RICHARDSON

The grantee joins in the execution of this instrument in acceptance of the terms and conditions contained herein

BENEFICIARY(IES)


TOM R. ARNHART

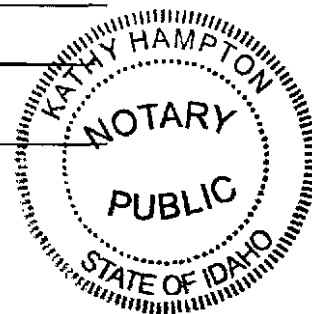

CYNTHIA L. FLAVION-ARNHART

State of IDAHO }
County of BONNEVILLE } ss

This instrument was acknowledged before me on NOV. 23, 2012

by: KATHY HAMPTON TINA L. RICHARDSON

Signature: Kathy Hampton
Notary Public

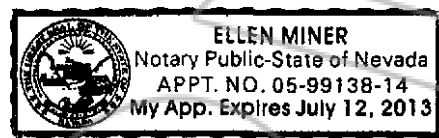


State of Nevada }
County of Nye } ss

This instrument was acknowledged before me on Nov 27, 2012

by: TOM R. ARNHART AND CYNTHIA L. FLAVION- Arnhart

Signature: Ellen Miner
Notary Public



COPY

(One Inch Margin on all sides of Document for Recorder's Use only)

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Exhibit A

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 15: The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada.



Official Record

Requested By

COW COUNTY TITLE CO.

Eureka County - NV

Mike Rebaleati - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-210-31
- b) _____
- c) _____
- d) _____

FOR RE	Page: 1 of 1	Fee: \$17.00
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Book	_____	Page _____
Date of Recording:	_____	
Notes:	_____	

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

	<u>\$62,790.29</u>
Deed in Lieu of Foreclosure Only (Value of Property)	(<u>\$40,000.00</u>)
Transfer Tax Value	<u>\$22,790.29</u>
Real Property Transfer Tax Due:	<u>\$89.70</u>

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 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: *Tina L. Richardson* Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: TINA L. RICHARDSON
Address: PO Box 211286
City/State/Zip Crescent Valley NV 89821

BUYER (GRANTEE) INFORMATION

Print Name: TOM R. ARNHART
Address: PO Box 518
City/State/Zip Pioche, NV 89043

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No Accorn
Address: 761 S. Rainsdance Drive
Pahrump, Nevada 89048