

APN: 001-143-03

When Recorded Mail to:  
John D. and Ann Miles  
HC 65, Box 203  
Austin, NV 89310

Order No. 01415-1585

**DOC# 224887**

09/23/2013

09:14AM

**Official Record**

Requested By  
STEWART TITLE ELKO

Eureka County - NV

**Mike Rebaleati - Recorder**

Page: 1 of 3

Fee: \$16.00

Recorded By FS

RPTT: \$175.50

Book- 0555 Page- 0089



0224887

(Space Above For Recorder's Use Only)

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 19th day of April, 2013, between **STEWART TITLE COMPANY, A TEXAS CORPORATION**, as Trustee as hereinafter stated, herein called Trustee and **JOHN D. MILES AND ANN MILES, HUSBAND AND WIFE AS JOINT TENANTS**, herein called Grantee,

### WITNESSETH:

WHEREAS, Trustor by Deed of Trust dated October 20, 2010 and recorded October 20, 2010, as Document No.215686, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on January 16, 2013, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on January 16, 2013, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded as Document No.223651, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and provided, made and published more than twenty (20) days before the date of sale therein fixed in the Eureka Sentinel, a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises

to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provision of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 19th day of April, 2013 at the hour of 2:00 p.m. of said day, at the front entrance of the Eureka County Courthouse located at 10 S. Main Street, in the City of Eureka, County of Eureka, State of Nevada; and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of Forty-Five Thousand & 00/100 Dollars (\$45,000.00), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bed and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Lot 3, Block A RUBY HILLS ESTATES SUBDIVISION, TOWNSITE OF EUREKA, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 98941.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

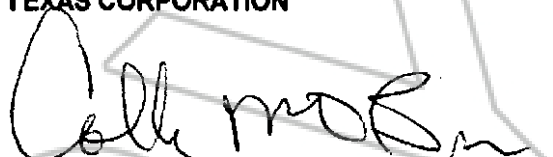


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IN WITNESS WHEREOF the said STEWART TITLE COMPANY, A TEXAS CORPORATION, as Trustee, has this day caused its corporate name to be hereunto affixed by its President thereunto duly authorized by resolution of its Board of Directors.

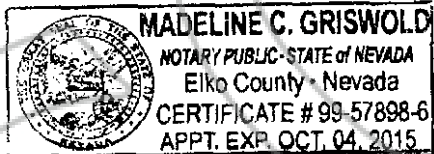
STEWART TITLE COMPANY,  
NORTHEASTERN NEVADA DIVISION, A  
TEXAS CORPORATION



BY: COLLEEN M. O'BRIEN,  
President Northern Nevada  
Division

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF ELKO        )

On this 19th day of April 2013, there personally appeared before me, a Notary Public, COLLEEN M. O'BRIEN, PRESIDENT NORTHERN NEVADA DIVISION, who acknowledged that she executed the above instrument on behalf of STEWART TITLE COMPANY, NORTHEASTERN NEVADA DIVISION, A TEXAS CORPORATION.

  
\_\_\_\_\_  
Notary Public

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STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC# DV-224887

09/23/2013

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STEWART TITLE ELKO

Eureka County - NV

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Page: 1 of 1

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1. Assessor Parcel Number(s)

- a) 001-143-03
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$45,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$175.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: Based on successful bid at FCL sale plus costs

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 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] Capacity \_\_\_\_\_  
Stewart Title Company

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Stewart Title Company

Address: 810 Idaho Street

City: Elko

State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: John D. and Ann Miles

Address: HC 65, Box 203

City: Austin

State: NV Zip: 89310

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

Print Name: Stewart Title Company Escrow #: 01415-1585

Address: 810 Idaho Street

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED