

APN # 001-167-01

**Recording Requested By:**

Name STEWART R. WILSON

Address 442 Cowd ST.

City/State/Zip ELKO, NV.  
89801

**DOC # 0231060**

04/04/2016 10:13 AM

**Official Record**

Recording requested By  
STEWART WILSON-TRUSTEE

Eureka County - NV

Sara Simmons - Recorder

Fee: \$41.00 Page 1 of 3  
RPTT: \$994.50 Recorded By: LH  
Book- 589 Page- 0282



0231060

TRUSTEE'S Deed upon Sale  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made as of the 4<sup>th</sup> day of April, 2016, between **Stewart R. Wilson**, Trustee, and **James Moyer** and **Donna Moyer**, herein called Grantee.

### WITNESSETH:

WHEREAS, MBA Partners, Maurice Vargas and MBA Partners, Benny Carlson, Trustors by Deed of Trust dated August 9, 2011, recorded on August 9, 2011, as Document No. 218376, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to Trustee's predecessor, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of a certain promissory note, according to the terms thereof, and other sums of money advanced, to which reference is hereby made; and

WHEREAS, the Grantee, as holder of said note did make a declaration of default and demand for sale; and thereafter there was filed for record on December 1, 2015, 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. 230546, 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 three times weekly 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 Trustee's 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 4<sup>th</sup> day of April, 2016, at the hour of 10:00 A.M. of said day, at the Eureka County Courthouse located at 701 S. Main Street, in the Town of Eureka, County of Eureka, State of Nevada; and

WHEREAS, a true and correct copy of said Notice was posted in a public place in the County of Eureka, State of Nevada, in which said sale was noticed to take place, to wit. the Eureka County Courthouse for not less than twenty days before the date of sale therein fixed; and

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**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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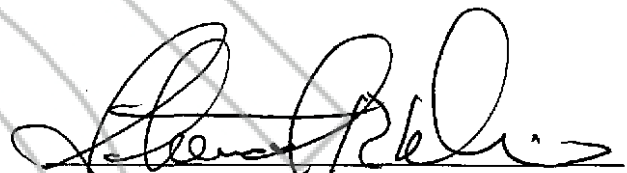
WHEREAS, said Notice was recorded and mailed as required by law; and

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, said Trustee, at the time and place did then and there at public auction sell the property hererinafter described to said Grantee for the sum of Two hundred & fifty thousand dollars, said Grantee being the highest and best bidder therefor.

NOW THEREFORE, the Trustee in consideration of the premises recited and the sum above mentioned bid 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:

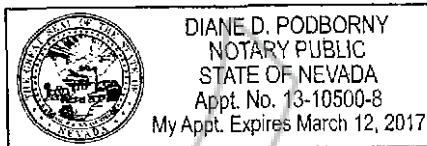
Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 28 of the Town of Eureka, County of Eureka, State of Nevada.

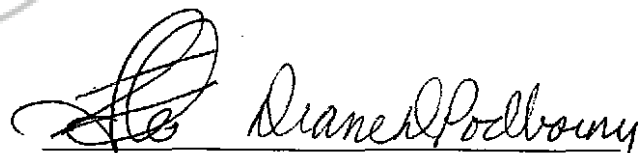
IN WITNESS WHEREOF said Stewart R. Wilson, as Trustee, has this day caused his name to be hereunto affixed.

  
STEWART R. WILSON, Trustee

STATE OF NEVADA,  
COUNTY OF ~~ELKO~~ Eureka

This instrument was acknowledged before me on April 4, 2016 by Stewart R. Wilson.



  
NOTARY PUBLIC

16030401slb.wpd  
April 1, 2016

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-231060

04/04/2016

10:13 AM

Official Record

1. Assessor Parcel Number(s)

- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

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Recorded By: LH RPTT: \$994.50  
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Notes:

3. Total Value/Sales Price of Property

\$ 255,000

Deed in Lieu of Foreclosure Only (value of property)

( )

Transfer Tax Value:

\$

Real Property Transfer Tax Due

\$ 994.50

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 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 Stewart R. Wilson Capacity Trustee/attly.

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: STEWART R. Wilson  
Address: 442 COURT ST,  
City: EUREKA  
State: NV, Zip: 89801

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_