

EUREKA COUNTY, NV

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

LANE & NACH, P.C.

LISA HOEHNE, RECORDER

**2018-234627**

01/03/2018 01:06 PM

***WHEN RECORDED RETURN TO:***

**Adam Nach Esq.  
Lane & Nach, P.C.  
2001 E. Campbell Ave., Suite103  
Phoenix, AZ 85016**

***Send Tax Bill to:  
William Reeser  
508 W. Kimball Ave.  
Visalia, CA 93277***

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**BANKRUPTCY TRUSTEE'S DEED**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

**Case No. 4:17-bk-02250-BMW  
Debtors: Dan Bruce Chavis and Pamela Kay Chavis  
Chapter 7 Trustee: Gayle Eskay Mills**

**Property located at:  
Eureka County Nevada  
Parcel No. 005-520-10**

**[Please do not remove as part of Original Recorded Document]**

***After Recording Return the Original  
Trustee's Deed and Send Tax Bill to:  
William Reeser  
508 W. Kimball Ave.  
Visalia, CA 93277***

**TRUSTEE'S DEED**

Upon a voluntary petition pursuant to Chapter 7 of Title 11, United States Code, filed in the United States Bankruptcy Court for the District of Arizona under Case Number, 4:17-bk-02250-BMW an order for relief was entered against Debtors, Dan Bruce Chavis and Pamela Kay Chavis ("Estate"), Debtors' case is assigned to the **Honorable Brenda Moody Whinery**, U.S. Bankruptcy Judge, and Gayle Eskay Mills was appointed Trustee of such Debtors' Estate and effects, qualified as Trustee, and has been acting as such Trustee.

Upon the Notice to Creditors and Interested Parties of Sale filed on October 16, 2017, the bankruptcy estate's interest in the Real Property located in Eureka County, Nevada, Parcel No. 005-520-10 was sold to **William Reeser** ("Purchaser").

NOW, THEREFORE, I, as Trustee of the Estate of Dan Bruce Chavis and Pamela Kay Chavis, Case Number 4:17-bk-02250-BMW, by virtue of the title and powers vested in me by the provisions of the Bankruptcy Code and for and in consideration of the total sums paid by Purchaser, the receipt of which is acknowledged, give, grant, bargain, sell, set over and convey to the Purchaser, **William Reeser**, his heirs, executors and assigns, the Estate's right, title and interest in and to the following described real property *on an as/is where/is basis without any warranties, guarantees or representations, subject to all liens and encumbrances:*

**TOWNSHIP 29 NORTH, RANGE 49 EAST, MDB&M.**

Section 19: South one-half of Lot 4

TOGETHER with any and all buildings and improvements situate thereon.

SUBJECT to any and all covenants, conditions, reservations, restrictions, easements and/or rights-of-way of record.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the same to Purchaser, **William Reeser**, his heirs, executors and assigns, forever as fully and completely as I, as Trustee, by virtue of the powers and authority so vested in me might or should sell and convey the real property.

IN WITNESS WHEREOF, I, as Trustee, have set my hand on this 27<sup>th</sup> day of December, 2017.

Gayle Eskay Mills, Trustee  
Gayle Eskay Mills, Trustee

STATE OF ARIZONA        )  
  ) ss.  
County of Pima            )

On December 27, 2017, before me, the undersigned Notary Public, personally appeared Gayle Eskay Mills, Trustee,

personally known to me ~~OR~~

~~\_\_\_\_\_ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~

WITNESS my hand and official seal.

Linda Mattern  
Notary Public

My Commission Expires:  
3/31/2019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 005-520-10 \_\_\_\_\_
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3. Total Value/Sales Price of Property \$ 500.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due \$ \_\_\_\_\_

**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 Gayle Mills, Trustee Capacity Trustee for CHAVIS  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Gayle Eskay Mills, Trustee  
 Address: P.O. Box 36317  
 City: Tucson  
 State: AZ Zip: 85740

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

Print Name: William Reeser  
 Address: 508 W. Kimball Ave.  
 City: Visalia  
 State: CA Zip: 93277

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED