

A. P. No. 005-210-31
Foreclosure No. 17940

R.P.T.T. \$239.85

When recorded mail to

Tom Arnhart and Cynthia L Flavion-Arnhart
PO Box 518
Pioche NV 89043
Mail tax statements to:

Same

79479 EUR

EUREKA COUNTY, NV
RPTT:\$239.85 Rec:\$35.00
\$274.85 Pgs=4
COW COUNTY TITLE CO.
LISA HOEHNE, RECORDER

2018-237052

12/20/2018 09:23 AM

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on October 25, 2018, by and between AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, as Trustee, party of the first part, and TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, as joint tenants with right of survivorship, whose address is: P.O. Box 518, Pioche, NV 89043, parties of the second part,

W I T N E S S E T H :

WHEREAS, TYSON RUTH, a single man, executed a Promissory Note payable to the order of TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, as joint tenants, in the principal sum of \$60,000.00, and bearing interest, and as security for the payment of said Promissory Note said TYSON RUTH, a single man, as Trustor, executed a certain Deed of Trust and Security Interest in Mobile Home to COW COUNTY TITLE COMPANY, a Nevada corporation, Trustee for TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, Beneficiary, which Deed of Trust was dated December 5, 2012, and was recorded January 29, 2013, in Book 547, Page 82, as Document No. 223743, Official Records, Eureka County, Nevada; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation dba ALLIED TRUSTEE SERVICES, was substituted as Trustee in the place and stead of COW COUNTY TITLE CO., by document recorded June 15, 2018, as Document No. 2018-235489, Official Records, Eureka County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on March 29, 2015, and in the failure to pay each payment of principal and interest that thereafter became due and in the failure to pay real property taxes for the fiscal year 2017-2018, which became a lien on the trust premises; and

WHEREAS, TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded June 15, 2018, as Document No. 2018-235490, Official Records, Eureka County, Nevada; and

WHEREAS, on June 22, 2018, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice, and

WHEREAS, by direction of TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, the said AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 25th day of October, 2018, at the hour of 11 o'clock A.M., sell at the steps of the Eureka County Courthouse, located at 10 S. Main Street, Eureka, County, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on September 28, 2018 as Document No. 2018-236144, Official Records, Eureka County, Nevada; that said Notice of Sale was published in The Eureka Sentinel in its issues dated September 27, 2018, October 4, 2018 and October 11, 2018, and said Notice of Sale was posted in a public

place, in Eureka County namely, at the Eureka County Courthouse, on October 2, 2018; and

WHEREAS, on September 24, 2018 a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice, and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of SIXTY ONE THOUSAND FOUR HUNDRED SIXTY THREE AND 60/100 DOLLARS (\$61,463.60) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$61,463.60, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their heirs, successors, and assigns, all that certain real property situate in the County of Eureka, State of Nevada, that is described as follows:

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

Section 15: The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4)

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.

TOGETHER WITH that certain 1993 Fleetwood Spring Hill Manufactured Home, bearing Serial No. CAFLN17AB14746SH.

FURTHER TOGETHER WITH a Briggs Standby Generator 7KW Style LPG/NG Model R040301A, Serial No. 1018667697; Engine Model No.319775, Serial No. 110512ZD26686; 48 Volt Solar Panels System, Including Trace SW5548 Inverter; 12-BP 585 Solar

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input checked="" type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

	<u>\$61,463.60</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	<u>\$0.00</u>)
Transfer Tax Value	<u>\$61,463.60</u>
Real Property Transfer Tax Due:	<u>\$239.85</u>

4. If Exemption Claimed:

- Transfer Tax Exemption, per NRS 375.090,
- a. 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: Nancy L Steib Capacity: Agent

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

Automatic Funds Transfer
Services dba Allied Trustee
Print Name: Services
1000 Caughlin Crossing St
Address: _____
City/State/Zip Reno NV 89519

BUYER (GRANTEE) INFORMATION

Tom Arnhart and Cynthia L.
Flavion-Arnhart
Print Name: _____
P.O. Box 518
Address: _____
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 79479
Address: 761 S Raindance Dr Pahrump NV 89048