

A. P. No. 009-090-06
Foreclosure No. 18040

R.P.T.T. \$390⁰⁰

When recorded mail to

*Donald and Sandra Garrett
1841 Nichols Lane
Carson City NV 89706*

Mail tax statements to:

Same as above

EUREKA COUNTY, NV
RPTT:\$390.00 Rec:\$37.00
\$427.00 Pgs=5
09/02/2021 11:09 AM
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

**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 July 26, 2021 by and between AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, as Trustee, party of the first part, and DONALD GARRETT and SANDRA GARRETT, husband and wife, as joint tenants with right of survivorship, parties of the second part, whose address is: P.O. Box 1156, Zephyr Cove, NV 89448.

W I T N E S S E T H :

WHEREAS, MARK DALY, a single man, executed a Promissory Note payable to the order of DONALD GARRETT and SANDRA GARRETT, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, and EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, in the principal sum of \$144,000.00, and bearing interest, and as security for the payment of said Promissory Note said MARK DALY, as Trustor,

executed a certain Deed of Trust to FRONTIER TITLE COMPANY, Trustee for DONALD GARRETT and SANDRA GARRETT, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, and EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, Beneficiary, which Deed of Trust was recorded November 29, 1983, in Book 70, Page 30, as Document No. 227375, Official Records, White Pine County, Nevada; and

WHEREAS, the beneficial interest of EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, husband and wife, consisting of an undivided one-half (1/2) interest in the above described Deed of Trust and the Note secured thereby, was assigned to THE RASMUSSEN TRUST as evidenced by that certain Assignment of Deed of Trust recorded October 26, 1989, as Document No. 263947, Official Records, White Pine County, Nevada, which Trust was amended by the First Amendment to Trust Agreement dated February 1, 1991, and further amended by the Amendment to First Amendment to Trust Agreement dated September 13, 2002; and

WHEREAS, LYND A. ROBINETT-SALES and SANDRA GARRETT, are the Co-Successor Trustees of THE RASMUSSEN TRUST as evidenced by that certain Affidavit of Successor Trustee record March 10, 2020, as Document No. 2020-384879, Official Records, White Pine County, Nevada; and

WHEREAS, the beneficial interest of LYND A. ROBINETTE-SALES and SANDRA GARRETT, Co-Trustees of THE RASMUSSEN TRUST, was assigned to DONALD GARRETT and SANDRA GARRETT, as evidenced by that certain Assignment of Deed of Trust recorded March 10, 2020, as Document No. 2020-384880, Official Records, White Pine County, Nevada; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of FRONTIER TITLE COMPANY, by document recorded September 16, 2020, as Document No. 2020-386622, Official Records, White Pine 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 November 1, 2016, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, DONALD GARRETT and SANDRA GARRETT 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 September 16, 2020, as Document No. 2020-386623, Official Records, White Pine County, Nevada; and

WHEREAS, on September 16, 2020, 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 DONALD GARRETT and SANDRA GARRETT, 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 January, 2021, at the hour of 11:00 o'clock A.M., sell at the White Pine District Courthouse, located at 801 Clark Street, in Ely, 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 January 25, 2021, as Document No. 2021-387961, Official Records, White Pine County, Nevada; that said Notice of Sale was published in the Ely Times/Eureka Sentinel in its issues dated January 1, 2021, January 8, 2021, and January 15, 2021, and said Notice of Sale was posted in a public place in Ely, Nevada, namely, at the White Pine County Courthouse, on December 24, 2020; and at the time and place appointed for said sale, by oral proclamation, the time of holding said sale was continued to February 15, 2021, at the hour of 11:00 o'clock A.M.; and at the time and place appointed for said sale, by oral proclamation, the time of holding said sale was further continued to March 29, 2021, at the hour of 11:00 o'clock A.M.; and at the time and place appointed for said sale, by oral proclamation, the time of holding said sale was further continued to June 14, 2021 at the hour of 11:00 o'clock A.M.; and

WHEREAS, on December 29, 2020, 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 ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$100,000.00, 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 parties of the second part, and to their heirs, successors, and assigns, all that certain real property situate in the County of White Pine, State of Nevada, that is described as follows:

TOWNSHIP 19 NORTH, RANGE 55 EAST, MDB&M:

Section 27: East 1/2

EXCEPTING THEREFROM all oil, gas, potash and sodium in said lands, reserved by the United States of America, by Patent recorded October 30, 1967, in Book 292, Page 335, Real Estate Records of White Pine 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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

AUTOMATIC FUNDS TRANSFER
SERVICES, dba ALLIED TRUSTEE
SERVICES

By: Geneva Martin
GENEVA MARTINUS
Its: Manager

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on July 26, 2021, by Geneva Martin as Manager of/for AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES.

Diane Ulleseit
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 009-090-06
b) _____
c) _____
d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

\$100,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$100,000.00
Real Property Transfer Tax Due: \$ 390.00

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 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 *Gene Martin* Capacity Foreclosure Officer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Allied Trustee Services
Address: 190 W. Huffaker Ln. Suite 408
City: Reno
State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Donald and Sandra Garrett
Address: 1841 Nichols Lane
City: Carson City
State: NV Zip: 89706

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)