

APN: 005-240-37

R.P.T.T.: \$128.70

RETURN/MAIL TAX STATEMENTS TO:
Donald James
PO Box 1352
Spring Branch, TX 78070

EUREKA COUNTY, NV **2022-248285**
RPTT:\$128.70 Rec:\$37.00
\$165.70 Pgs=3 **06/28/2022 02:02 PM**
NEVADA TRUST DEED SERVICES
KATHERINE J. BOWLING, CLERK RECORDER

TRUSTEE'S DEED UPON SALE

FILE NO. 21-06-015-FCL

THIS INDENTURE, made June 23, 2022 between NEVADA TRUST DEED SERVICES, as Trustee as hereinafter stated, herein called Trustee under the Deed of Trust (the "Deed of Trust") (as defined below), and

Donald James, a married man who held beneficial interest as an unmarried man, herein called Grantee

WITNESSETH:

WHEREAS, Kodie Baer, a married man as his sole and separate property, by Deed of Trust dated April 7, 2016, and recorded on April 12, 2016, as Document No. 231092, in the Office of the County Recorder of EUREKA County, State of Nevada as modified or amended, if applicable (the "Deed of Trust"), 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 that certain obligation and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, pursuant to that certain Substitution of Trustee recorded February 7, 2022 as Instrument No. 2022-247803, of Official Records, Beneficiary did substitute in place and stead of Original or Successor Trustee, NEVADA TRUST DEED SERVICES,

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

WHEREAS, the Beneficiary or holder of said obligation did execute and deliver to the Trustee written Declaration of Default and Demand for Sale and thereafter there was filed for record on February 7, 2022 in the Office of the County Recorder of Eureka County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which said Notice was recorded as Instrument No. 2022-247804, in the Office of the County Recorder of EUREKA County, Nevada; 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 (3) times, once each week for three (3) consecutive weeks, before the date of sale therein

fixed in a newspaper of general circulation in the county and state 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 provisions 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 June 23, 2022, at the hour of 11:00 AM of said day, at the front entrance to Eureka County Courthouse, 10 S. Main Street, Eureka, NV 89316, County of Eureka, State of Nevada; and,

WHEREAS, a similar copy of said Notice of Sale was posted in a public place in the county where the property is situated twenty (20) days successively 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 statutes, and with the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), said Trustee, at such time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of THIRTY-TWO THOUSAND SIX HUNDRED SEVENTY-FIVE AND THREE QUARTERS (\$32,675.75) dollars, in partial satisfaction of the indebtedness secured by said Deed of Trust, said Grantee being the highest and best bidder therefore. There may be a deficiency of the proceeds of the sale and a balance remaining due to the Beneficiary of said Deed of Trust, and said Beneficiary reserves all rights with respect to such deficiency and remaining balance, including, without limitation, all rights under NRS 40.451 thru 40.459.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee, the receipt of which is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto said Grantee all right, title and interest under said Deed of Trust in that certain property situated in the County of Eureka, State of Nevada, described as follows:

Parcel 2 as shown on that certain Parcel Map for Don & Jeanette Hill James filed in the office of the County Recorder of Eureka County, State of Nevada, on December 12, 1996, as File No. 165367, being a portion of Section 33, Township 30 North, Range 48 East, M.D.B.&M.

Excepting therefrom all petroleum, oil, natural gas, and products derived therefrom lying in and under said land reserved by Southern Pacific Land Company, in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada Township 30 North, Range 48 East, M.D.B.&M.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

IN WITNESS WHEREOF said Nevada Trust Deed Services, as duly appointed Trustee, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its Manager.

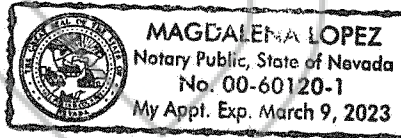
Nevada Trust Deed Services

By: Michael F. Bohn
Michael F. Bohn, Manager

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on 6/23/22 by Michael F. Bohn, Manager of Nevada Trust Deed Services, whose name is subscribed to the above instrument and acknowledged that he executed it.

Signature Magdalena Lopez
(Notary Public)



**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)
 a) 005-240-37
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Sgl. Fam. Residence
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sale Price of Property: \$32,675.75
 b. Deed in Lieu of Foreclosure Only (value of property) \$0.00
 c. Transfer Tax Value: \$32,675.75
 d. Real Property Transfer Tax Due: \$128.70

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section:
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Micelle Obar Capacity: TRUSTEE SALE OFFICER
 Signature: _____ Capacity: Foreclosing Beneficiary

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Nevada Trust Deed Services
 Address: 10161 Park Run Drive, Suite 150
 City: Las Vegas
 State: NV Zip: 89145

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Donald James
 Address: PO Box 1352
 City: Spring Branch
 State: TX Zip: 78070

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Nevada Trust Deed Services File #: 21-06-015-FCL
 Address: 10161 Park Run Drive, Suite 150
 City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)