

APN # 1-136-17

EUREKA COUNTY, NV  
LAND-AFF  
Rec:\$37.00  
Total:\$37.00  
ROBERT KENNEDY II

**2024-253324**  
**11/08/2024 09:30 AM**  
Pgs=4

Recording Requested By:

Name Robert Kennedy II

Address P.O. Box 119

City/State/Zip Eureka, NV

89316



00021449202402533240040046

KATHERINE J. BOWLING, CLERK RECORDER

Estoppel Affidavit  
(Title of Document)

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

**A.P.N. No: 001-136-17**

**File #:** \_\_\_\_\_

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## **ESTOPPEL AFFIDAVIT**

**I, Eve Bentley Miller**, mailing address PO Box 89242, Tucson, Arizona, a resident of Pima County, AZ, being duly sworn, depose and say under penalty of perjury as follows:

**1. Ownership and Legal Status**

I am the Grantor, and the current legal owner of the property located at 201 S Spring Street, Eureka, Nevada, identified as Tax Parcel 001-136-17, described in the recorded deed (attached hereto as Document #A01). I have clear title and authority to transfer this property as part of the agreed transaction.

**2. No Additional Encumbrances**

To the best of my knowledge, during my period of ownership, I affirm that no additional liens, loans, or encumbrances have been placed on the property beyond the original recorded Deed of Trust and Promissory Note held by Robert Dale Kennedy II. Furthermore, there are no outstanding or overdue utility bills or undisclosed fees attached to this property that would impede this transfer.

**3. Agreement to Transfer**

On August 01, 2024, both I, as the Grantor, and Mr. Robert Dale Kennedy II, as the Grantee, mutually agreed to enter into a Deed in Lieu of Foreclosure arrangement. As part of this arrangement, I willingly and voluntarily relinquish all ownership rights to the property in favor of Mr. Kennedy, under the agreed terms and without any form of coercion or duress.

**4. Debt Cancellation and Release**

This agreement is executed with the understanding that, in exchange for the transfer of ownership, Mr. Kennedy will cancel the remaining debt balance of \$202,507.23. Both parties mutually acknowledge that no monetary compensation will be exchanged for this transfer beyond the cancellation of the mortgage debt.

**5. Condition of Property**

I affirm that I have vacated the property and left it in a clean, habitable, and move-in-ready condition. Mr. Kennedy has inspected and found the premises acceptable for transfer as of August 01, 2024. Any personal belongings not included in the transfer have been removed.

**6. Property Taxes and Insurance**

I confirm that all property taxes are current as of October 29, 2024, with no outstanding amounts due. Insurance coverage, held under the American Modern home insurance policy, will remain in effect until November 01, 2024, after which the policy will be canceled.

**7. Voluntary and Mutual Understanding**

Both parties agree that this transfer is voluntary and mutually beneficial to avoid the foreclosure process. No third parties hold an interest in this property, and the attached Spousal Deed and Instruction sign-off form have been duly signed and executed.

Signature: E. Miller  
Eve Bentley Miller

Date: October 30<sup>th</sup>, 2024

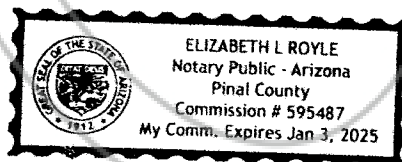
STATE OF ARIZONA

COUNTY OF PIMA

Subscribed and sworn to (or affirmed) before me on this 30<sup>th</sup> day of OCTOBER, 2024, by Eve Bentley Miller, personally known to me or proved on the basis of satisfactory evidence to be the person who appeared before me.

Notary Signature: Elizabeth L. Royle

Notary Stamp/Seal



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 001-136-17  
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'l/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**

\$ 210,000.00

Deed in Lieu of Foreclosure Only (value of property)

( 210,000.00 )

Transfer Tax Value:

\$ 0

Real Property Transfer Tax Due

\$ 0

**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 [Signature] Capacity GRANTEE

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

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

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

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

Print Name: ROBERT KENNEDY  
Address: P.O. Box 119  
City: ELUREKA  
State: NI Zip: 89316

**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