

APN 002-014-10

Order No. TSL-36886-F-SL
TO NO. 01415-6312

Total Unpaid Debt: \$ 101,245.37
Bid Amount including costs: \$10,001.00
RPTT : 40.95
Mail Tax Bill to Grantee:
JESICA FORD
P.O. BOX 988
ELKO, NV 89803

When recorded mail to:

JESICA FORD
P.O. BOX 988
ELKO, NV 89803

DOC# 227834

09/16/2014

08:40AM

Official Record

Requested By

TITLE SERVICE AND ESCROW - YERING

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2

Fee: \$15.00

Recorded By LH

RPTT: \$40.95

Book- 0569 Page- 0393



0227834

SPACE ABOVE FOR RECORDER'S USE ONLY

TRUSTEES DEED UPON SALE

TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, hereinafter referred to as Trustee, does hereby Grant and Convey, without covenant or warranty, expressed or implied to JESICA FORD, a married woman as her sole and separate property hereinafter referred to as Grantee, all of that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Parcel 2 as shown on that certain Parcel Map for Cattlemen's Title Guarantee Company filed in the office of the County Recorder of Eureka County, State of Nevada, on May 05, 1995, as File No. 157903, being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.

EXCEPTING THEREFROM, all Petroleum, oil, natural gas and products derived therefrom within or underlying said land of that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company, in the Deed to H.J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

This conveyance is made pursuant to the authority and powers vested in the Trustee, successor Trustee or substituted Trustee under the terms on that certain Deed of Trust executed by ROBERT H. SELLARD, a single man as Trustor and recorded in the Official Records of Eureka County, Nevada, on November 02, 2000, as Document No. 175564 Book 338 Page 502; and

Pursuant to a Notice of Default recorded in the Official Records of Eureka County, Nevada, on July 29, 2013, as Document No. 224649 Book 0552 page 0121, the Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks, commencing on August 21, 2014, in the Eureka Sentinel the local Newspaper and at least twenty days before the date of sale, a copy of the Notice of Trustee's Sale was posted in a public place in the County where the property is located and at least 15 days day's before the date of the sale in a conspicuous place on the property.

At the place and time fixed in the Notice of Trustee's Sale, the Trustee did sell the aforementioned property at the public auction to the Grantee, being the highest bidder, for an acceptable amount to allow trustee to convey the Deed of Trust.

IN WITNESS WHEREOF, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, as Trustee, has this day caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officer.

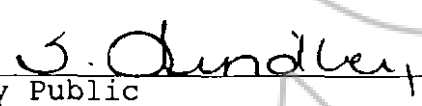
DATED September 15, 2014

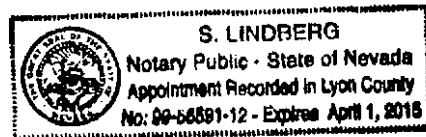
TITLE SERVICE AND ESCROW COMPANY

by: 
SAM T. ROSS, PRESIDENT

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On September 15, 2014 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Sam T. Ross, President of TITLE SERVICE AND ESCROW COMPANY who acknowledged to me that he executed the within instrument.


Notary Public



227834

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 002-014-10
b) _____
c) _____
d) _____

DOC# DV-227834

09/16/2014

08:40AM

Official Record

Requested By

TITLE SERVICE AND ESCROW - YERINGTON

FOR R Eureka County - NV

DOCUM Mike Rebaleati - Recorder

BOOK Page: 1 of 1 Fee: \$15.00

DATE Recorded By LH PRTT: \$40.95

NOTES:

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
i) ☐ Other _____

3. Total Value/Sales Price of Property:

\$10,001.00

Deed in Lieu of Foreclosure Only (value of property)

(

Transfer Tax Value:

\$10,001.00

Real Property Transfer Tax Due:

\$40.95

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____

b. Explain Reason for Exemption:

Bid Includes Costs

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 _____

Capacity GRANTOR

Signature _____

Capacity GRANTEE

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

Print Name: Title Service and Escrow Co.

Address: P.O. Box 833

City: Yerington

State: NV Zip: 89447

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

Print Name: JESICA FORD

Address: P.O. BOX 988

City: Elko

State: NV Zip: 89803

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Title Service & Escrow Co Yerington

Escrow # TSL-36886-F-SL

Address: 215 W. Bridge St Suite 1 PO Box 833

City: Yerington State: NV

Zip: 89447

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