

121975

Recording Requested By:

FILED FOR RECORDING  
AT THE REQUEST OF

When Recorded Mail to:

Donald L + Sharon LR Holloway  
474 4th Ave  
New Eagle, Pa 15067

Donald Holloway

2008 MAR 19 PM 1 42

LINCOLN COUNTY RECORDER  
FEB 16<sup>th</sup> 2008  
LESLIE BOGGER

APN NO.: 003-171-05  
TITLE ORDER NO.: 1974168  
REFERENCE NO.: 7340719  
TS NO.: 20039058600879  
LOAN TYPE: VA

Space above this line for Recorder's use only

NEVADA

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares under penalty of perjury:

- 1) The grantee herein WAS / WAS NOT the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$53,770.33
- 3) The amount paid by the grantee at the trustee sale was.....\$53,771.33
- 4) The documentary transfer tax is.....N/A
- 5) Said property is INCORPORATED/ UNINCORPORATED

and LOANSTAR MORTGAGEE SERVICES, L.L.C. , (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

**DONALD L. HOLLOWAY & SHARON L.R. HOLLOWAY, HUSBAND AND WIFE AS JOINT TENANTS**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LINCOLN , State of Nevada, describes as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/27/1998 and executed by

**SETH A. HOLLOWAY, AND SHERRI L. HOLLOWAY, HUSBAND AND WIFE**

as Trustor and recorded 12/01/1998 , as Instrument No. 111941 , in book 138 , page 387 of Official Records of LINCOLN , Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

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NV201BLK\_1 - 6/01 (12/31/03)

BOOK 184 PAGE 305

TRUSTEE'S DEED UPON SALE

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All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on 03/01/2004 at the place named in the Notice of Sale, in the County of LINCOLN Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$53,771.33 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: March 5, 2004

LOANSTAR MORTGAGEE SERVICES, L.L.C.

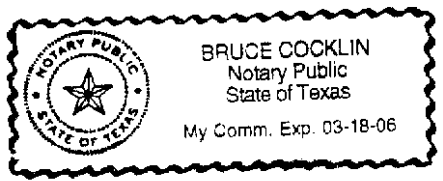
BY: [Signature]
DeeAnn Gregory Foreclosure Officer

STATE OF TEXAS }
COUNTY OF DALLAS }

On March 5, 2004 before me, BRUCE COCKLIN, Notary Public, personally appeared DeeAnn Gregory personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)
Notary Public In and for said County and State



003-171-05

## EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF LINCOLN, CITY OF CALIENTE, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT TWENTY-FOUR(24) AND THE ADJOINING WESTERLY 10.00 FEET OF LOT TWENTY-FIVE (25) OF THE AMENDED ROWAN SUBDIVISION TO THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA AS RECORDED DECEMBER 11, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY IN BOOK A OF PLATS, PAGE 78, AS FILE NO. 48575, LINCOLN COUNTY, NEVADA RECORDS.

EXCEPTING AND RESERVING ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OF HEREAFTER DISCOVERED, INCLUDING WITH LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE OR REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RESERVED IN DEED FROM THE LOS ANGELES & SALT LAKE RAILROAD COMPANY, RECORDED OCTOBER 9, 1968, IN BOOK N-1, PAGE 338 OF DEED RECORDS OF LINCOLN COUNTY, NEVADA RECORDS.

003-171-05

**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument #: 121975  
 Book: 184 Page: 305  
 Date of Recording: March 19, 2004  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number (s)  
 a) 003-171-05  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input 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      |
| <input type="checkbox"/> Other           |  |

3. Total value / Sales Price of property \$53,771.33  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 4. Transfer Tax Value: \$53,771.33  
 Real Property Transfer Tax Due \$209.71 210.60

**If Exemption Claimed:**

- a) Transfer Tax Exemption per NRS 375.090, 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 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: Foreclosure Officer  
 Signature: [Signature] Capacity: Assistant Vice President

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

Print Name: WELLS FARGO HOME MORTGAGE, INC. (DES MOINES)  
 Address: 405 SW 5TH ST  
 City State Zip: DES MOINES IOWA 50328

**BUYER (GRANTEE - SERVICER KEY) INFORMATION (REQUIRED)**

Print Name: WELLS FARGO HOME MORTGAGE, INC. (DES MOINES) Donald L + Sharon KR Holloway  
 Address: 405 SW 5TH ST 474 4th Ave  
 City State Zip: DES MOINES IA 50328 New Eagle, Pa 15067

**COMPANY / PERSON REQUESTING RECORDING (required if not seller or buyer)**

Escrow #: 20039058600879 Print Name: LOANSTAR MORTGAGEE SERVICES, L.L.C.  
 Print Name: \_\_\_\_\_ Address: 15000 Surveyor Boulevard, Suite #250  
 Address: \_\_\_\_\_ City: Addison  
 City: \_\_\_\_\_ State: TEXAS Zip: 75001  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_