

123709

[WHEN RECORDED MAIL TO:]

WELLS FARGO BANK, N.A.  
5024 PARKWAY PLAZA BLVD.  
MAC X5401-013

CHARLOTTE, NC 28217

RECORDING REQUESTED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

APN # 08-051-09

2027606-10

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 JAN 31 PM 2 09

LINCOLN COUNTY RECORDER  
FEE 15.00  
LESLIE BOUCHER

[space above this line for recorder's use only]

Trustee Sale# NV09105119 Loan # 0071090781/936 Investor # 039136388 Order# 2027606

# TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein WAS the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$99,029.93**
- 3) The amount paid by the Grantee at the trustee sale was: **\$99,029.93**
- 4) The documentary transfer tax is **\$0.00**
- 5) Said property is in the city of ALAMO
- 6) A.P.N. 08-051-09

and MTC FINANCIAL, INC. dba TRUSTEE CORPS (herein called Trustee), as the duly appointed Substituted trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to FEDERAL HOME LOAN MORTGAGE CORPORATION (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, described as follows:

**BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, T.7 S., R. 61 E., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 9 OF STEWART SUBDIVISION AS SHOWN ON THE SUBDIVISION MAP RECORDED DECEMBER 23, 1977 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK "A" OF PLATS AT PAGES 132 AND 133 AS FILE NO. 61079, LINCOLN COUNTY, NEVADA RECORDS.**


RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01/12/2000, and executed by MARK GLEN POULSEN AND SUZANNE POULSEN, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, and Recorded on 01/19/2000 as Instrument No. 113867, Book No. 146, and Page No. 40, of Official Records of Lincoln County, 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. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold the herein described property at public auction on 01/13/2005. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$99,029.93 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Dated: 01/13/2005

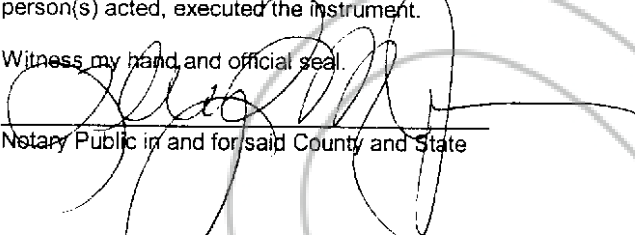
**TRUSTEE CORPS, as Successor Trustee**

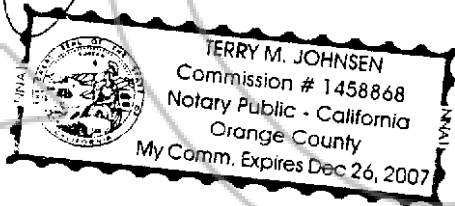
  
By: R.RUELAS,  
Vice President

State of CALIFORNIA  
County of ORANGE

On 01/13/2005 before me, TERRY M. JOHNSEN, a Notary Public in and for said county, personally appeared R. RUELAS, 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.

  
Notary Public in and for said County and State



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
 a) 08-051-09  
 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'/Ind'l  
 g)  Agricultural  
 h)  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>106</u>	Page: <u>217-218</u>
Date of Recording: <u>Jan 31, 2005</u>	
Notes: <u>doc # 123709</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2  
 b. Explain Reason for Exemption: government agency

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 Melissa Erker Capacity Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: TRUSTEE CORPS  
 Address: 2112 BUSINESS CENTER  
 City: SECOND FLOOR STE. 201  
 State: IRVINE, GA 92612

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

Print Name: FHMC c/o Wells Fargo  
 Address: 5024 Parkway Plaza Blvd  
 City: Charlotte  
 State: NC Zip: 28217

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

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

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.