

124094

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAR 22 PM 1 20

LINCOLN COUNTY RECORDED
FEE ^{16.00} 239.85 DEPOS
LESLIE BOUCHER

WHEN RECORDED MAIL TO
LOANSTAR MORTGAGEE SERVICES, L.L.C.
P.O. BOX 9013
ADDISON, TEXAS 75001-9013

MAIL TAX STATEMENTS TO

WELLS FARGO BANK, N.A.
405 SW 5TH ST
HOME CAMPUS
DES MOINES IOWA 50328

APN NO.: 004-132-06
TITLE ORDER NO.: 2068256 - WR
TS NO.: 20039058601180
LOAN TYPE: FHA

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 the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$61,343.77
- 3) The amount paid by the grantee at the trustee sale was.....\$61,343.77
- 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

WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

(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:

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 **12/03/1999** and executed by, **JASON O'NEILL, AND SHELE O'NEILL, HUSBAND AND WIFE**

APN NO.: 004-132-06
TITLE ORDER NO.: 2068256
TS NO.: 20039058601180
LOAN TYPE: FHA

NEVADA

TRUSTEE'S DEED UPON SALE

as (Trustor) and recorded 12/14/1999, as Instrument No. 113754, in book 145, page 370 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.

All requirements of law regarding the mailing of copies of notices or 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 03/14/2005 at the place named in the Notice of Sale, in the County of LINCOLN, Nevada, in which the property is situated. Grantee, being

the amount being \$61,343.77 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 16, 2005

LOANSTAR MORTGAGEE SERVICES, L.L.C.

BY: DeeAnn Gregory
DEEANN GREGORY, TRUSTEE OFFICER

State of TEXAS } SS.
County of DALLAS }

On March 16, 2005 before me, the undersigned 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: Bruce Cocklin
Notary Public In and for said County and State

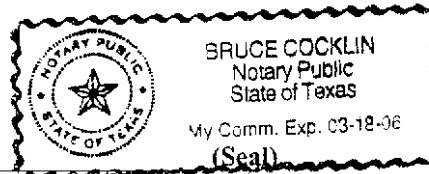
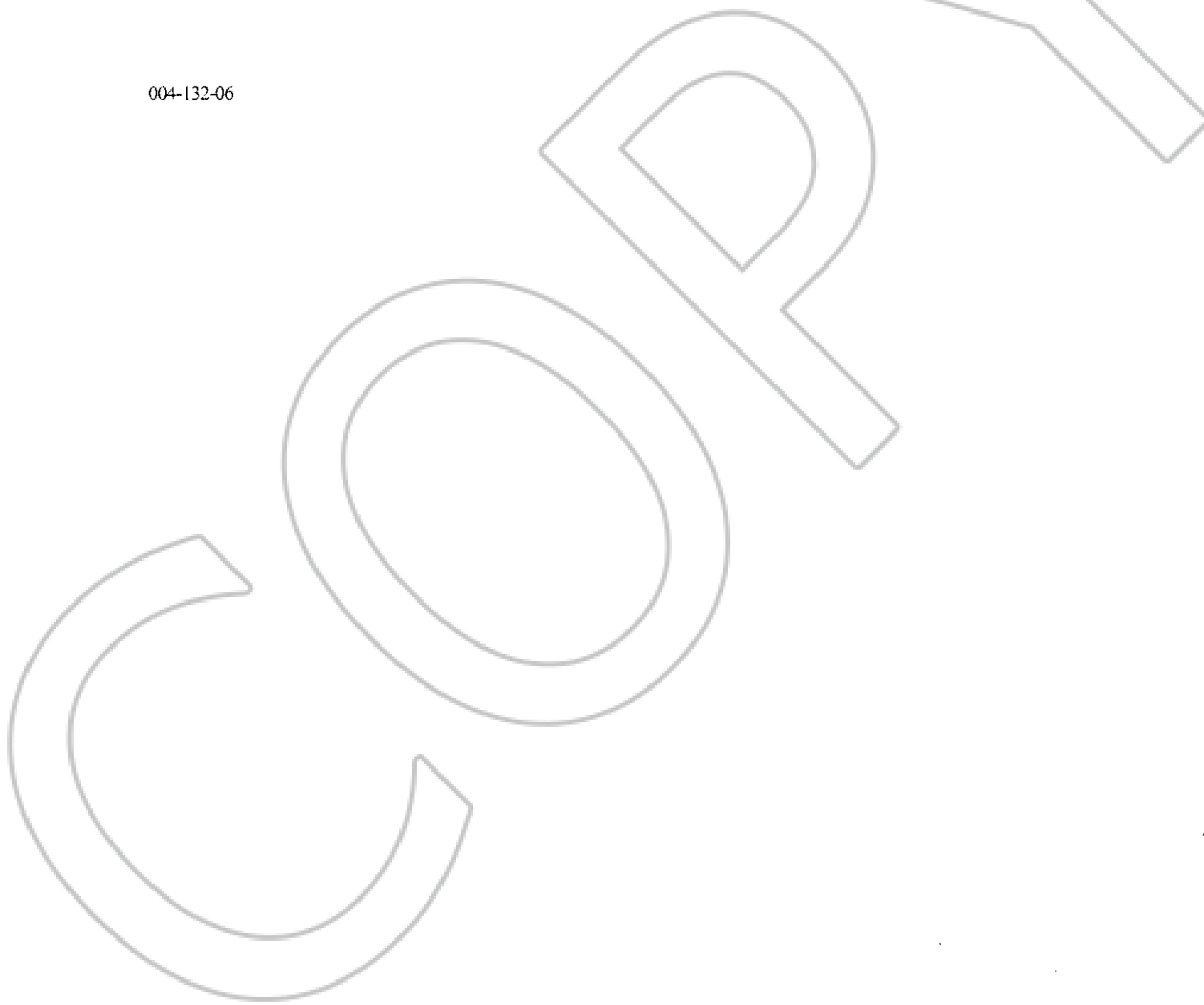


EXHIBIT "A"

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

LOT 13 OF ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, AS SHOWN ON THAT CERTAIN FINAL
PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON THE 13TH DAY OF
JANUARY, 1977, IN BOOK A-1 OF PLATS, PAGE 124, ASSIGNED NO. 59020.

004-132-06



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number (s)

- a) 004-132-06
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhsc
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l / Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book: 198 Page: 264-266
 Date of Recording: Mar 22, 2005
 Notes: doc # 124094

3. Total Value / Sales Price of Property \$61,343.77
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$61,343.77
 Real Property Transfer Tax Due \$239.85

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 %

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)**

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

Print Name: Loanstar Mortgagee Services LLC
 Address: 15000 Surveyor Blvd #250
 City: Addison
 State: Texas Zip: 75001

Print Name: WELLS FARGO BANK, N.A.
 Address: 405 SW 5TH ST
 City: HOME CAMPUS
 State: _____ Zip: DES MOINES IA 50328

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

Print Name: First American Title
 Address: 180 Cassia Way # 502
 City: Henderson, NV 89014
 State: _____ Zip: _____

Escrow #: 20039058601180
 Print Name: LOANSTAR MORTGAGEE SERVICES.
 L.L.C.
 Address: 15000 Surveyor Boulevard, Suite #250
 City: Addison
 State: TEXAS Zip: 75001

NV125 - 01/13/03 (7/26/04)