

124260

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

MAIL TAX STATEMENTS TO

CHASE HOME FINANCE, LLC
3415 VISION DRIVE
COLUMBUS OHIO 43219

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2005 APR 4 AM 9 13
LINCOLN COUNTY RECORDER
FEE *16.00* *SP4* *124.80* *DEP ch*
LESLIE BOUCHER

APN NO.: 003-077-02
TITLE ORDER NO.: 2260709 - *wz*
TS NO.: 20049073501136
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** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$52,423.80
- 3) The amount paid by the grantee at the trustee sale was.....\$31,727.00
- 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

CHASE MANHATTAN 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:

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 **11/01/1996** and executed by, **CLEO P RAITT JR MARRIED & SOLE OWNER**

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as (Trustor) and recorded 11/12/1996, as Instrument No. 106301, in book 122, page 142 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 03/28/2005 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 \$31,727.00 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 29, 2005

LOANSTAR MORTGAGEE SERVICES, L.L.C.

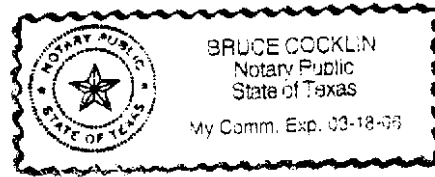
BY: *DeeAnn Gregory*
DEEANN GREGORY, TRUSTEE OFFICER

State of TEXAS } SS.
County of DALLAS }

On March 29, 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



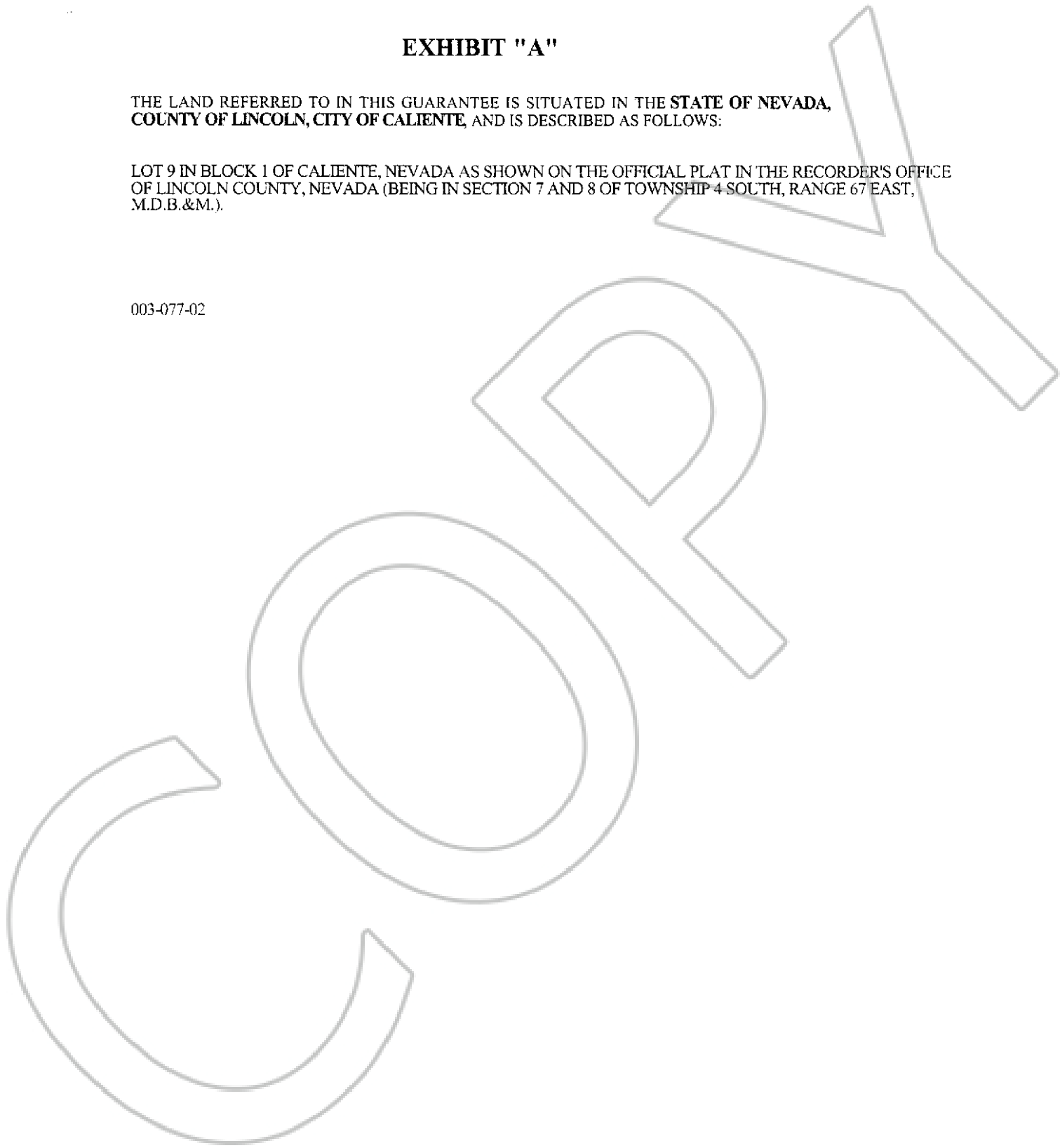
(Seal)

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:

LOT 9 IN BLOCK 1 OF CALIENTE, NEVADA AS SHOWN ON THE OFFICIAL PLAT IN THE RECORDER'S OFFICE
OF LINCOLN COUNTY, NEVADA (BEING IN SECTION 7 AND 8 OF TOWNSHIP 4 SOUTH, RANGE 67 EAST,
M.D.B.&M.).

003-077-02



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number (s)

- a) 003-077-02
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|--|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input checked="" type="checkbox"/> | 2-4 Plex |
| e) <input checked="" type="checkbox"/> | Apt. Bldg | f) <input checked="" type="checkbox"/> | Comm'l / Ind'l |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input checked="" type="checkbox"/> | Mobile Home |
| <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Book: 199 Page: 317-319
 Date of Recording: April 4, 2005
 Notes: _____

3. Total Value / Sales Price of Property \$31,727.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$31,727.00
 Real Property Transfer Tax Due \$12974.00 or 12480

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 Mortgage Services, LLC

Print Name: Chase Manhattan Mortgage Corp.
c/o CHASE HOME FINANCE, LLC

Address: 15000 Surveyor Blvd #250
 City: Addison
 State: Tx Zip: 75001

Address: 3415 VISION DRIVE
 City: COLUMBUS OH 43219
 State: _____ Zip: _____

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

Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

Escrow #: 20049073501136
 Print Name: LOANSTAR MORTGAGEE SERVICES,
L.L.C.
 Address: 15000 Surveyor Boulevard, Suite #250
 City: Addison
 State: TEXAS Zip: 75001