



Trustee's Deed Upon Sale
Page | 1

Recording Requested by:

When Recorded Mail to:
Aurora Loan Services LLC
C/O Aurora Loan Services
327 South Inverness Drive
Englewood, CO 80112

Forward tax statements to the address given
above

APN No.: 04-131-06

37013

Space above this line for recorders use only

TS No.: NV-08-199572- Order No.: W862228
TD

Loan No.: 0040524316

Trustee's Deed Upon Sale

Transfer Tax: \$429.00

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$119,379.41

The amount paid by the grantee at the trustee sale was: \$110,000.00

The documentary transfer tax is: \$429.00

Said property is in the City of: ALAMO, County of LINCOLN

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

Aurora Loan Services LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of LINCOLN, State of Nevada, described as follows:

LOT 6 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. EXCEPTING AND RESERVING ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR AND OTHER VALUABLE MINERALS WHICH MAY EXIST IN THE SAID TRACT AS RESERVED IN THE LAND PATENT RECORDED APRIL 9, 1927 IN BOOK C-1 OF DEEDS, PAGE 296 AS FILE NO. 3965, LINCOLN COUNTY, NEVADA RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JAMES T. POULSEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as trustor, dated 6/21/2007, and recorded on 7/3/2007 as instrument number 0129186, in Book 233, Page 0021 of Official Records in the office of the Recorder of LINCOLN, Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the *duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell* under the Deed of Trust recorded on 9/19/2008, instrument no 132613, Book 244, Page



Trustee's Deed Upon Sale
Page | 2

510, of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

Default occurred as set forth in a Notice of Breach 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 the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 3/3/2009 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 \$110,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 3/4/2009

QUALITY LOAN SERVICE CORPORATION

By: *Eva Alvarez*
Eva Alvarez, Assistant Secretary

State of California)
County of San Diego)

On 3.9.09 before me, **Michelle Nguyen** a notary public, personally appeared **Eva Alvarez**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Michelle Nguyen* (Seal)
Michelle Nguyen



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: DP RPTT: \$429.00
Book- 247 Page- 0602

- 1. Assessors Parcel Number(s)
a) 04-131-06
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'l/Ind'l
g) Agricultural
h) Mobile Home
Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:
Book Page
Date of Recording:
Notes:

- 3. a. Total Value/Sales Price of Property: \$110,000.00
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value: \$110,000.00
d. Real Property Transfer Tax due \$429.00

- 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.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Eva Alvarez Capacity Assistant Secretary
Signature Capacity

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Quality Loan Service Corp.
Address: 2141 5th Avenue
City: San Diego
State: CA Zip: 92101

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Aurora Loan Services LLC C/O Aurora Loan Services
Address: 327 South Inverness Drive
City: Englewood
State: CO Zip: 80112

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

Print Name: LSI Title Company Escrow #: W862228
Address: 3220 El Camino Real
City: Irvine State: CA Zip: 92602

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