

[RECORDING REQUESTED BY:]
Trustee Corps
c/o Fidelity National Title Insurance Company
2112 Business Center Dr. 2nd Flr
Irvine, CA 92612

[WHEN RECORDED MAIL TO
AND SEND TAX STATEMENTS TO:]

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.
1417 N. Magnolia Avenue
Ocala, FL 34475



APN # 11-192-09

The undersigned hereby affirms that there is no
Social Security number contained in this document.

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[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Trustee Sale# NV0728052 Loan # 1615302 Order# 080072548

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: **\$171,291.50**
- 3) The amount paid by the Grantee at the trustee sale was: **\$171,291.50**
- 4) The documentary transfer tax is **~~\$874.65~~ 268.85**
- 5) Said property is in the city of ALAMO
- 6) A.P.N. 11-192-09

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 TAYLOR, BEAN & WHITAKER MORTGAGE CORP. (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:

Parcel 2 of amended Parcel Map for JOE V. and VAUGHN M. HIGBEE in the South Half (S1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 31, Township 6 South, Range 61 East, M.D.B.&M. as shown by map thereof recorded January 20, 2000 as in Plat Book B, page 277 as File No. 113869, in the Office of the County Recorder, Lincoln County, Nevada.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 04/02/2007, and executed by MARK HIGBEE' AND MARY HIGBEE, HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, and Recorded on 04/06/2007 as Document No. 0128707 BOOK-230 PAGE-0248 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.

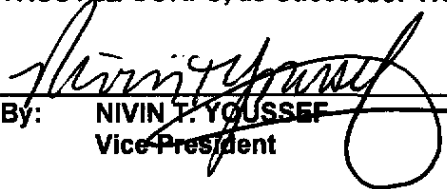


Trustee Sale# **NV0728052** Loan # **1615302** Order# **080072548**

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 **03/17/2009**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$171,291.50** 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: **03/17/2009**

TRUSTEE CORPS, as Successor Trustee


By: **NIVIN T. YOUSSEF**
Vice President

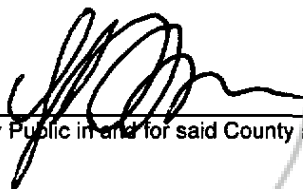
State of **CALIFORNIA**

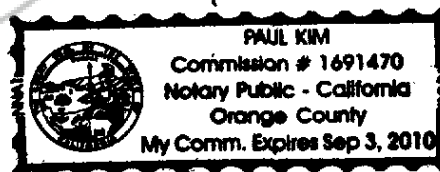
County of **ORANGE**

On **03/17/2009** before me, **Paul Kim**, a notary public, personally appeared **NIVIN T. YOUSSEF** 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.


Notary Public in and for said County and State



Recording requested By
COW COUNTY TITLE COMPANY

STATE OF NEVADA
DECLARATION OF VALUE FORM

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: AE RPTT: \$668.85
Book- 248 Page- 0170

1. Assessor Parcel Number(s)

- a. 11-192-09
- 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'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 171,291.50
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 171,291.50
- d. Real Property Transfer Tax Due \$ ~~674.05~~ 668.85

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 Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: TRUSTEE CORPS

Address: 2112 Business center drive suite 200

City: IRVINE

State: CA Zip: 92612

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: TAYLOR, BEAN & WHITAKER Mortgage Corp.

Address: 1417 N. Magnolia Avenue

City: Ocala

State: FL Zip: 34475

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

Print Name: COW COUNTY TITLE Escrow #: 37186

Address: Po Box 1608

City: Tonopah State: NV Zip: 89049