

APN # 003-121-15

[RECORDING REQUESTED BY:]

Trustee Corps  
c/o First American Title Insurance Company  
30 Corporate Park Dr., Suite 400  
Irvine, CA 92606

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

WELLS FARGO BANK, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715



0134286

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

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

Trustee Sale# NV0943721-1 Loan # 0257449249 Order# 4124735

# 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: **\$186,327.00**
- 3) The amount paid by the Grantee at the trustee sale was: **\$146,834.80**
- 4) The documentary transfer tax is **\$0.00**
- 5) Said property is in the city of **CALIENTE**
- 6) A.P.N. **003-121-15**

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:

**PARCEL NO. ONE (1) AS SHOWN ON PARCEL MAP FOR RONAL AND BETTY YOUNG, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON AUGUST 01, 1986, IN BOOK "A", PAGE 263 OF PLATS, AS FILE NO. 85369, LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M.**

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **05/01/2006**, and executed by **RUSSELL CARTER ALFANO, AN UNMARRIED MAN** as Trustor, and **Recorded on 05/08/2006 as Document No. 126481** 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

**RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMODATION ONLY**

Trustee Sale# **NV0943721-1** Loan # **0257449249** Order# **4124735**

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 **09/08/2009**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$146,834.80** 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: **09/08/2009**

**TRUSTEE CORPS, as Successor Trustee**



By: **Brent Alban,**  
**Trustee Sale Officer**

State of **CALIFORNIA**

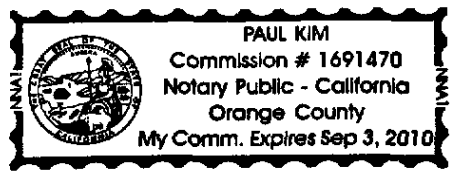
County of **ORANGE**

On **09/08/2009** before me, **Paul Kim**, a notary public, personally appeared **BRENT ALBAN** 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  
FIRST AMERICAN TITLE COMPANY

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Lincoln County - NV

Leslie Boucher - Recorder

1. Assessor Parcel Number(s)

- a. 003-121-15 \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

Page 1 of 1 Fee: \$40.00  
Recorded By: AE RPTT:  
Book- 251 Page- 0131

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 \$ 146,834.80
- b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- c. Transfer Tax Value: \$ 146,834.80
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2 \_\_\_\_\_
- b. Explain Reason for Exemption: TRANSFER TO GOVERNMENT ENTITY

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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

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

Print Name: TRUSTEE CORPS

Address: 2112 BUSINESS CENTER DRIVE SUITE

City: IRVINE

State: CA Zip: 92612

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

Print Name: FHLMC

Address: 3476 STATEVIEW BLVD

City: FORT MILL

State: SC Zip: 29715

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

FIRST AMERICAN NATIONAL \_\_\_\_\_

DEFAULT TITLE \_\_\_\_\_

3 FIRST AMERICAN WAY \_\_\_\_\_

SANTA ANA, CA 92707 \_\_\_\_\_

Escrow #: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_