

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2

RPTT: \$366.60 Recorded By: AE

Book- 251 Page- 0548

MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE, MS 314  
O FALLON MO 63368



0134465

37792



SPACE ABOVE THIS LINE FOR RECORDER'S USE

AP# 03-094-11  
TRA:  
  
Trust No. 1214726-15  
Loan No. XXXXX9451

Document Transfer Tax \$366.60  
 Grantee was/was not the foreclosing beneficiary;  
consideration \$93,858.00  
unpaid debt \$171,025.21 non exempt amount  
 Computed on the consideration or value of real property conveyed  
 Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*Michael Fitzpatrick*  
\_\_\_\_\_  
Signature of Declarant or Agent

*M Fitzpatrick*

TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to CITIMORTGAGE, INC. (herein called Grantee) the real property in the City of CALIENTE County of LINCOLN, State of Nevada, described as follows:

PORTION OF LOTS 4, 5 AND 6 IN BLOCK 42 OF CALIENTE, NEVADA AS SHOWN ON 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.). PARCEL NO. 1-B OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 9, 1989 IN BOOK A OF PLATS, PAGE 295 AS FILE NO. 90535 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by MICHAEL MACKENZIE AND SHAUN MACKENZIE, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, recorded October 25, 2006, as Document No. 127727 in Book 224 Page 456, of official records in the office of the Recorder of LINCOLN County, Nevada and pursuant to the Notice of Default recorded May 15, 2009, as Document No. 133757 in Book 248, Page 426 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



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### TRUSTEE'S DEED UPON SALE

Trust No: 1214726-15  
Loan No: XXXXX9451

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **October 02, 2009** to said Grantee, being the highest bidder therefore, for **\$93,858.00** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

Dated: **October 02, 2009**

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: October 02, 2009

CAL-WESTERN RECONVEYANCE CORPORATION

*Joe Krasovic*  
Joe Krasovic, A.V.P.

State of California )  
County of San Diego )

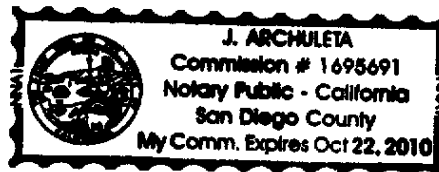
On 10/21/09 before me, J. Archuleta  
a Notary Public, personally appeared Joe Krasovic, A.V.P.

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

(Seal)

Signature *J. Archuleta*



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 03-094-11 \_\_\_\_\_
- 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

\$ 93,858

b. Deed in Lieu of Foreclosure Only (value of property)

( )

c. Transfer Tax Value:

\$ 93,858

d. Real Property Transfer Tax Due

\$ 366.60

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 TRUSTEE

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Cal-Western Reconveyance Corp.

Address: 525 East Main Street

City: El Cajon

State: CA Zip: 92020

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

Print Name: Citimortgage, Inc.

Address: 1000 Technology Drive, MS 314

City: O Fallon

State: MO Zip: 63368

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

Print Name: Cow County Title

Address: PO Box 1608

City: TORONTO

Escrow #: 37792

State: NV Zip: 89049