

DOC # 0135889

04/30/2010

01:00 PM

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 255

Page-

0736



0135889

37796
RECORDING REQUESTED BY:
EXECUTIVE TRUSTEE SERVICES, INC.

AND WHEN RECORDED MAIL TO:
GMAC MORTGAGE, LLC FKA
GMAC MORTGAGE CORPORATION
1100 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
Forward Tax Statements to the address given above

APN: 06-241-24
TS # GM-182325-C LOAN # 0473593044
INVESTOR #: 0003877392687
TITLE ORDER # 090341019-NV-GNO

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: \$00.00
The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$341,752.94
The Amount Paid By The Grantee Was \$273,015.80
Said Property Is In The City Of URSINE, County of Lincoln

EXECUTIVE TRUSTEE SERVICES, LLC 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: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**
1100 Virginia Drive, Fort Washington, PA 19034
(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: SEE EXHIBIT "A" ATTACHED

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by ROSEMARY TENBROEK, AN UNMARRIED WOMAN as Trustor, dated 4/18/2007 of the 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 4/27/2007, as instrument number 0128835, Book 230, Page 0699, 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 Breach 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 Civil Code 107.050

TRUSTEE'S DEED UPON SALE

Trustee's Deed
T.S.# **GM-182325-C**
Loan # **0473593044**
Title Order # **090341019-NV-GNO**

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 said real property at public auction on **4/20/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$273,015.80**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof **EXECUTIVE TRUSTEE SERVICES, LLC**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **4/21/2010**

EXECUTIVE TRUSTEE SERVICES, LLC

By: *Kathleen Gowen*
Kathleen Gowen, Limited Signing Officer

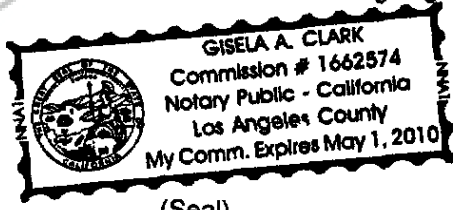
State of California } S.S.
County of Los Angeles }

On **4/21/2010**, before me, **Gisela A. Clark** Notary Public, personally appeared **Kathleen Gowen** 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 *Gisela A. Clark*
Gisela A. Clark



(Seal)



GM-182325-C

EXHIBIT "A"

The land referred to in this Guarantee is situated in the State of Nevada, County of Lincoln, and is described as follows:

That portion of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.&M., Lincoln County, Nevada, more particularly described as follows:

A parcel of land which is a portion of Lot 4 (Book N1, Page 61, Document No. 43761) in Ursine also known as the "Eagle Valley Settlement". Beginning at the Northeast corner whence the Northeast corner of said Lot 4 bears South 70°29' East, 250.00 feet, this beginning point is also the Northwest corner of the Easterly 250 feet of said Lot 4 as described in a Deed in Book 01, page 30 under Document No. 49006; thence North 70°29' West, 300.00 feet along the North line of said Lot 4 to the Northwest corner of this parcel and the Northeast corner of the land in a Deed in Book 28, Page 446 under Document No. 63525; thence South 13°22' West, 289.89 feet along the East line of said land in Book 28, Page 446 to the Southwest corner of this parcel and the South line of said Lot 4; thence North 82°08' East, 67.79 feet along the South line of said Lot 4, also being the North line of the County Lane, to a corner of this parcel and of said Lot 4; thence South 72°25' East, 239.50 feet continuing along the South line of said Lot 4 and the North line of the County Lane to the Southeast corner of this parcel and the Southwest corner of the land in above said Book 01, Page 30, thence North 18°17'18" East, 250.63 feet along the West line of the said land in Book 01, Page 30 to the North line of said Lot 4 and the point of beginning.

The basis of bearings for this legal is South 70°29' East, being the South line of Lot 3 in Ursine as shown in a Deed recorded March 14, 1966 under Document No. 43761 in Book N1, Page 63.

GM-182325-C/ 0473593044

Recording requested By
COW COUNTY TITLE

STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: LB RPTT:
Book- 255 Page- 0736

1. Assessor Parcel Number(s)

- a. 06-241-24
- 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

\$273,015.80

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

_____)

c. Transfer Tax Value:

\$0.00

d. Real Property Transfer Tax Due

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 2

b. Explain Reason for Exemption: Exempt - Transfer to government entity - Federal National Mortgage Association

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: Gloria Jones
Signature: Candy Bergog

Capacity: Grantor
Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Executive Trustee Services, LLC
MORTGAGE ASSOCIATION

Address: 2255 North Ontario St. #400
City: Burbank
State: California Zip 91504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FEDERAL NATIONAL

Address: 1100 Virginia Drive
City: Fort Washington
State: PA Zip: 19034

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

Print Name: LSI Title Agency
Address: 3220 El Camino Real
City: Irvine

Escrow #: _____
State: Ca Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED