

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee \$17.00 Page 1 of 4  
RPTT: \$173.55 Recorded By: AE  
Book- 256 Page- 0145

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
And SEND TAX STATEMENT TO:

Bank of New York, as Trustee  
C/O ONEWEST BANK, FSB  
888 E WALNUT STREET  
PASADENA, CA 91101

Trustee's Sale No: 07-FMB-81617



APN NO. 04-041-27

38359



TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

1. The Grantee herein was the foreclosing beneficiary.
1. The amount of the unpaid debt together with costs was \$106,151.01.
2. The amount paid by the Grantee at the Trustee's Sale was \$44,405.52.
3. The documentary transfer tax is: 175.50

**THIS INDENTURE** made May 4, 2010, between REGIONAL SERVICE CORPORATION, a California corporation, hereinafter called Trustee and Bank of New York, as Trustee for IndyMac Manufactured Housing Contract Pass-Through Certificates, Series 1997-1, hereinafter called Grantee, **WITNESSETH:**

**WHEREAS**, CHARLES L STEWART, JR, by a Deed of Trust dated 10/29/1996, and recorded 11/19/1996 in Volume 122, page 205., as Instrument No. 106335, of Official Records in the office of the Recorder of LINCOLN County, NEVADA, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

**WHEREAS**, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Beach and Default, to which reference is hereby made; and,



**WHEREAS**, on 8/11/2009, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written declaration of default and demand for sale and thereafter there was filed for record on 8/14/2009, in the office of the County Recorder of LINCOLN County, NEVADA, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Instrument No. 134115, of Official Records of said County and,

**WHEREAS**, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and in each county in which the property or any part thereof is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on May 4, 2010, at 11:00 AM, of said day, **AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, MAIN STREET, in the City of PIOCHE, County of LINCOLN, State of NEVADA,** and

**WHEREAS**, three true and correct copies of said Notice were posted in three of the most public places in the County of LINCOLN, State of NEVADA, in which said sale was noticed to take place, and where the property was to be sold for not less than twenty days before the date of sale therein fixed, and,

**WHEREAS** compliance having been made with all the statutory provisions of the State of NEVADA and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$44,405.52, said Grantee being the highest and best bidder therefore,

**NOW, THEREFORE**, Trustee, in consideration of the premises recited and the sum of the above mentioned bid paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does **GRANT AND CONVEY**, but without warranty or covenants, expressed or implied, unto the said Grantee, Bank of New York, as Trustee for IndyMac Manufactured Housing Contract Pass-Through Certificates, Series 1997-1, all that certain property situate in the County of LINCOLN, State of NEVADA, described as follows:

**ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN  
AS THOUGH FULLY SET FORTH.**

Tax Parcel No:04-041-27



**IN WITNESS WHEREOF**, the said REGIONAL SERVICE CORPORATION, as Trustee has this day caused its corporate name to be hereunto affixed by its AUTHORIZED AGENT thereunto duly authorized by resolution of its Board of Directors.

Dated: 5/7/2010

REGIONAL SERVICE CORPORATION,  
Trustee

By *[Signature]*  
JEAN GREAGOR, AUTHORIZED AGENT

STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

On 5/7/2010, before me, the undersigned, a Notary Public in and for said state, duly commissioned and sworn, personally appeared JEAN GREAGOR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, as AUTHORIZED AGENT, on behalf of the corporation therein named and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Tracey Barksdale*

NOTARY PUBLIC in and for the State of  
WA, residing at: Seattle

My commission expires: 9/26/11

TRACEY M. BARKSDALE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09-26-11

**EXHIBIT FOR LEGAL DESCRIPTION**

Trustee's Sale No. 07-FMB-81617

Situate in the Town of Alamo and in the Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 5, T7S., R.61 E., M.D.B. & M., more particularly described as follows:

Parcel 1 of that amended Parcel Map prepared at the instance of DAN and ENID STEWART, filed in the Office of the County Recorder of Lincoln County, State of Nevada, on May 15, 1992, and recorded by said County Recorder in Plat Book A, page 373, as File No. 098435, Lincoln County, Nevada records.

Together with 1997 Golden West manufactured home 66 x 27, serial number GWCA21L22876AB

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Page 1 of 1 Fee: \$17.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 04-041-27
- 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 \$ 44,405.52
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 44,405.52
- d. Real Property Transfer Tax Due \$ 175.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section N/A
- b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 100.00 %

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 \_\_\_\_\_

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

Print Name: Regional Service Corporation  
Address: 616 1ST AVENUE # 500  
City: SEATTLE  
State: WA Zip: 98104

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

Print Name: Bank of New York, as Trustee  
Address: 888 E WALNUT STREET  
City: PASADENA  
State: CA Zip: 91101

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

Print Name: Cow County Title Escrow #: 38357  
Address: PO Box 1608  
City: TANDON State: NV Zip: 89149