

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: Recorded By: AE
Book- 256 Page- 0467

RECORDING REQUESTED BY

Aztec Foreclosure Corporation
3300 N. Central Ave. Suite, 2200
Phoenix, AZ 85012



0136023

MAIL TAX STATEMENTS TO:

SunTrust Mortgage Inc
1001 Semmes Avenue
Richmond, Virginia 23224

Space above this line for recorder's use

Trustee Sale No. 10-513065 Title Order No. 100034110-NV-GNO
0206561367

TRUSTEE'S DEED UPON SALE

APN # 003-142-18

The undersigned grantor(s) declare(s):

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with cost was \$172,469.69
- 3) The amount paid by the grantee at the trustee sale was \$172,469.69
- 4) The document transfer tax is \$0.00
- 5) Said property is in the city of Caliente.

Aztec Foreclosure Corporation (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY, but without covenant or warranty, express or implied, to: FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein called Grantee), all right, title and interest in and to that certain property situated in the County of Lincoln, State of Nevada, and described as follows:

THAT PORTION OF LOTS 16, 17 AND 18, BLOCK "B" OF WEST END ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON MAP THEREOF RECORDED OCTOBER 6, 1926, FILE 3674, IN THE PLAT BOOK, PAGE 44, DESCRIBED AS: PARCEL NO. 3 OF PARCEL MAP FOR DOROTHY M. RAY, AS SHOWN UPON MAP THEREOF, RECORDED MAY 20, 1988, FILE 88771, PLAT BOOK "A", PAGE 286 IN THE RECORDERS OFFICE, LINCOLN COUNTY, NEVADA

RECITALS:

* BK 234 of Official Records, Page 728

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust Recorded on August 24, 2007, in Instrument No. 129757 of official records in the Office of the Recorder of LINCOLN County, Nevada and executed by: Lynn McGinnes-Wulf, as Trustor, 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 and pursuant to the Notice of Default and



T.S. #: 10-513065
 TITLE ORDER #: 100034110-NV-GNO

Election to Sell under the Deed of Trust described above. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

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, and such default still existed at the time of sale.

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 **June 4, 2010** Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$172,469.69** 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 sale Trustee's Sale.

Date: June 4, 2010

Elaine Malone
 Elaine Malone
 Assistant Secretary & Assistant Vice President

STATE OF ARIZONA }
 } ss
 COUNTY OF MARICOPA }

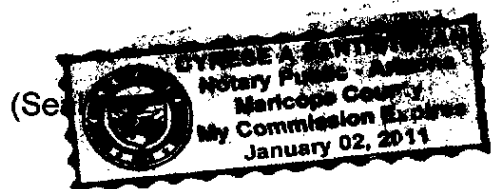
Cyrese A. Santistevan

On June 4, 2010 before me, Cyrese A. Santistevan, a Notary Public in and for said county, personally appeared Elaine Malone, 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 that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *Cyrese A. Santistevan*



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
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- 1. Assessor Parcel Number(s)
 - a. 003-142-18
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: *signature ok per Jack we w/ transaction. exempt #2 ok! a*

- 3. a. Total Value/Sales Price of Property \$ 172,469.69
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ _____
- 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: Transfer to Government Entity
FNMA

- 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: *Leslie Boucher*

Capacity: Asst Secretary/Asst VP

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Aztec Foreclosure Corporation
Address: 3300 N Central Ave Ste 2200
City: Phoenix
State: AZ Zip: 85012

Print Name: Federal National Mtg Assoc
Address: 14221 Dallas Parkway #1000
City: Dallas
State: TX Zip: 75254-2916

COMPANY REQUESTION RECORDING

Print Name: COW COUNTY TITLE CO
Address: 761 S RAINDANCE DR
City: PAHRUMP

Escrow #: _____
State: NV Zip: 89048