

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$16.00

Page 1 of 3

RPTT.

Recorded By: LB

Book- 257 Page- 0635

RECORDING REQUESTED BY:  
RECONTRUST COMPANYAND WHEN RECORDED MAIL TO:  
FEDERAL NATIONAL MORTGAGE ASSN.  
C/O RECONTRUST COMPANY  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065

0136344

Forward Tax Statements to Address listed above

TS No. 09-0161729

Title Order No. 4298456

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**TRUSTEE'S DEED UPON SALE NEVADA**

APN# 002-152-16

The amount of the unpaid debt was \$ 149,700.79

The amount paid by the Grantee was \$ 118,382.81

The property is in the city of PANACA, County of LINCOLN

The documentary transfer tax is \$ 0. The Grantee herein was the beneficiary.

RECONTRUST COMPANY, N.A., as the duly appointed Trustee, under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to: FEDERAL NATIONAL MORTGAGE ASSOCIATION herein called Grantee, the following described real property situated in LINCOLN County, Nevada:

**SEE ATTACHED LEGAL DESCRIPTION**

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by BARDELL H MCKAY, AND PAULA J MCKAY, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, recorded on 11/29/2007, Instrument Number 0130629 (or Book 237, Page 683) Official Records in the Office of the County Recorder of LINCOLN County. All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the mailing, posting, and publication of the Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 08/17/2010. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$ 118,382.81.



DATED: August 19, 2010

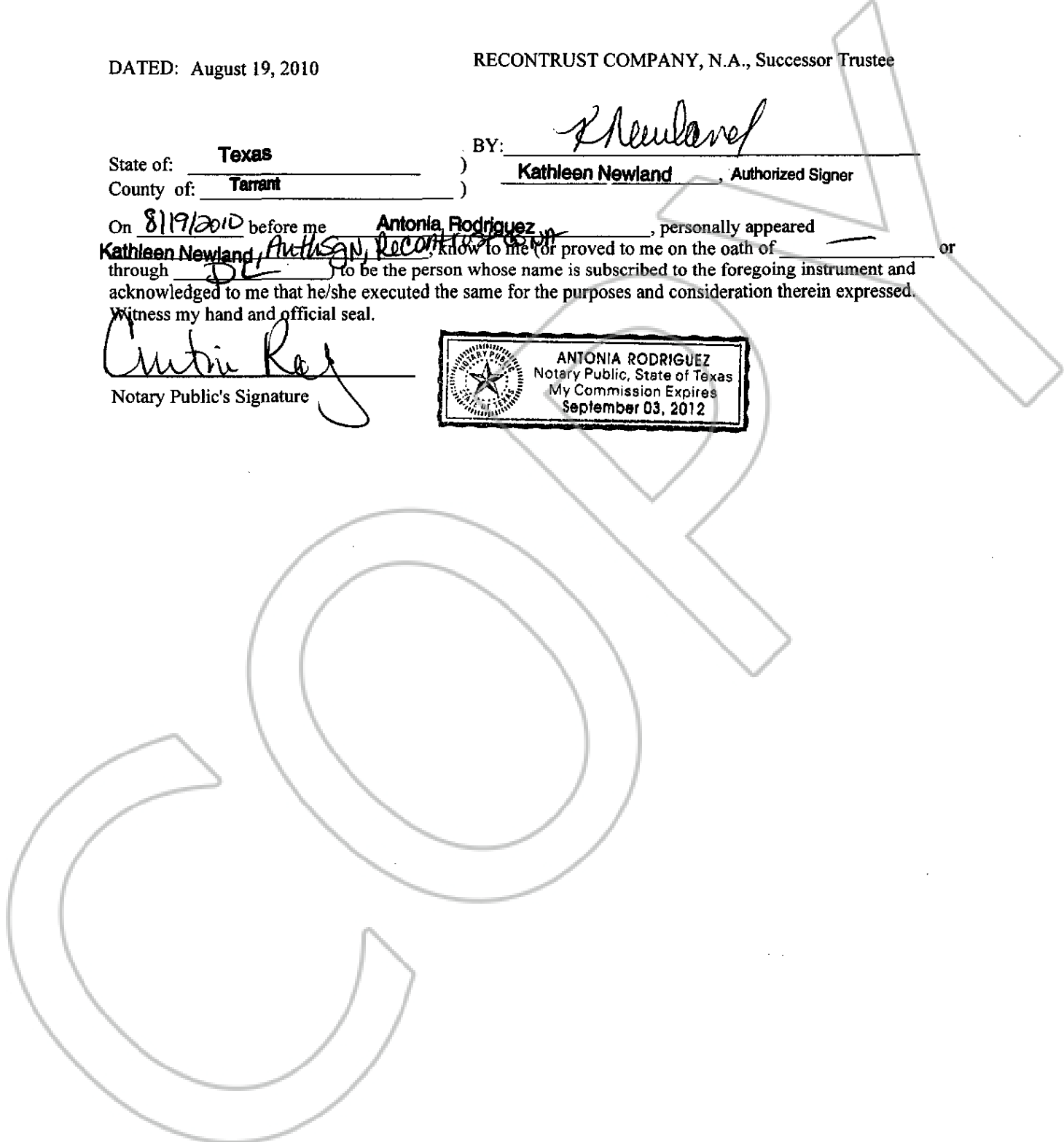
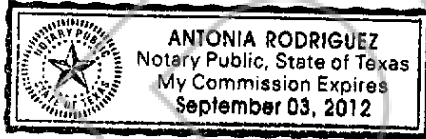
RECONTRUST COMPANY, N.A., Successor Trustee

State of: Texas  
County of: Tarrant

BY: *Kathleen Newland*  
Kathleen Newland, Authorized Signer

On 8/19/2010 before me Antonia Rodriguez, personally appeared Kathleen Newland, Antonia Rodriguez know to me (or proved to me on the oath of DL or through DL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. Witness my hand and official seal.

*Antonia Rodriguez*  
Notary Public's Signature





**EXHIBIT "A"**

**PARCEL I:**

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING 93 FEET SOUTH AND 107 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 48 FEET; THENCE EAST 50 FEET; THENCE NORTH 48 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING 94 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 58 FEET; THENCE EAST 132 FEET; THENCE SOUTH 115 FEET; THENCE EAST 25 FEET; THENCE NORTH 125 FEET; THENCE WEST 57 FEET; THENCE NORTH 48 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED FROM HAROLD A. HUDSON TO GARLAND HOLLINGSHEAD AND KARMA H. HOLLINGSHEAD IN DEED RECORDED JANUARY 29, 1991 IN BOOK 94, PAGE 323, AS DOC. 95785.

**PARCEL III:**

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 94 FEET; THENCE AT RIGHT ANGLES EAST 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 7 FEET; THENCE SOUTH 48 FEET; THENCE RUNNING WEST 7 FEET; THENCE NORTH 48 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN DOCUMENT RECORDED JULY 12, 2000 IN BOOK 149, PAGE 276 AS DOC. 114828.

002-152-16

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FIRST AMERICAN TITLE

Lincoln County - NV  
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Page 1 of 1 Fee: \$16.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 002-152-16
- 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

\$ 118,382.81

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: Transfer to a Government Entity

Federal National Mortgage Association

5. Partial Interest: Percentage being transferred: 1 %

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: ReconTrust Company, NA  
Address: 400 Countrywide Way  
City: Simi Valley  
State: California Zip: 93065

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

Print Name: FNMA  
Address: 400 Countrywide Way  
City: Simi Valley  
State: California Zip: 93065

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

Print Name: FIRST AMERICAN NATIONAL DEFAULT TITLE Escrow #: 4298456  
Address: 1855 GATEWAY BOULEVARD, STE. #700  
City: CONCORD, CA 94520 State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED