

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 262 Page- 0468

Requested and Prepared by:  
**Cooper Castle Law Firm, LLP**

When Recorded Mail To:  
**Federal National Mortgage Association  
3900 Wisconsin Ave, NW  
Washington, DC 20016-2892**

Forward Tax Statements to  
the address given above



003-094-12

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 19109255  
T.S. NO.: 10-03-3499-NV  
INVESTOR #: 4004969101  
TITLE ORDER # 4444635 - *AS*

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 003-094-12      TRANSFER TAX: \$538.20

The Grantee Herein Was The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$119,380.25  
The Amount Paid By The Grantee Was \$137,998.58  
Said Property Is In The City of Caliente, County of Lincoln

The Cooper Castle Law Firm, LLP, 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**

(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"**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Kathleen K. Dixon and Timothy S. Dixon as Trustor, dated March 7, 2006 of the Official Records in the office of the Recorder of Lincoln County, 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 April 7, 2006, Instrument No. 126300 of Official records. The Trustee has 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

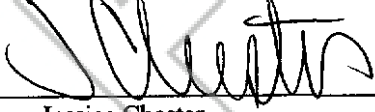
LOAN #: **19109255**  
T.S. NO.: **10-03-3499-NV**  
INVESTOR #: **4004969101**  
TITLE ORDER # **4444635**

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 **February 3, 2011**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$137,998.58**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, The Cooper Castle Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **February 3, 2011**

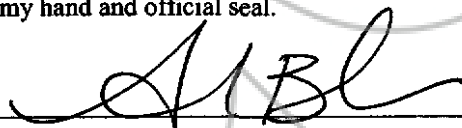
**THE COOPER CASTLE LAW FIRM FKA THE  
COOPER CHRISTENSEN LAW FIRM, LLP**

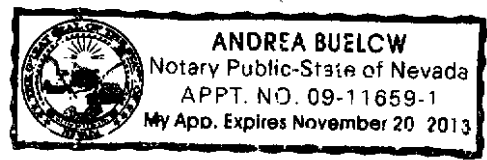
By:   
\_\_\_\_\_  
Jessica Chester  
Trustee Sale Officer

State of Nevada } SS.  
County of Lincoln }

On **February 3, 2011** before me, the undersigned, Andrea Buelow, Notary Public, personally appeared Jessica Chester personally known to me (or 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.

WITNESS my hand and official seal.

Signature  \_\_\_\_\_ (Seal)

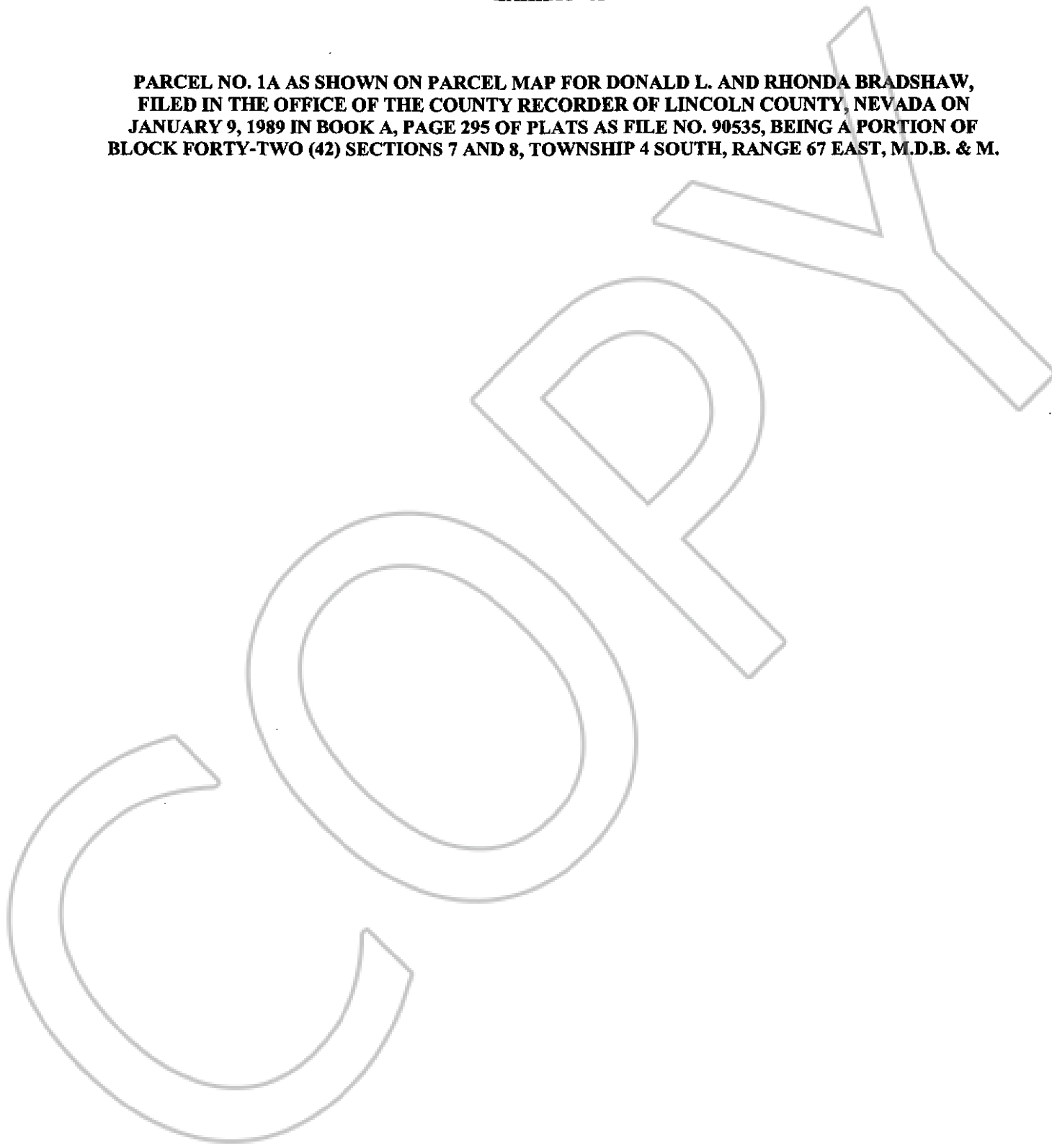


Kathleen K. Dixon and Timothy S. Dixon / 10-03-3499



**EXHIBIT "A"**

**PARCEL NO. 1A AS SHOWN ON PARCEL MAP FOR DONALD L. AND RHONDA BRADSHAW,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON  
JANUARY 9, 1989 IN BOOK A, PAGE 295 OF PLATS AS FILE NO. 90535, BEING A PORTION OF  
BLOCK FORTY-TWO (42) SECTIONS 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.**



Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 003-094-12
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'V/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other _____	

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: *govt entity! exempt #2a*

- 3. a. Total Value/Sales Price of Property \$ 137,998.58
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ ~~598.20~~ ✓

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section 2
  - 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 Sale Officer

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

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

Print Name: The Cooper Castle Law Firm, LLP  
Address: 820 S. Valley View Blvd  
City: Las Vegas  
State: NV Zip: 89107

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

Print Name: FNMA  
Address: 3900 Wisconsin Ave, NW  
City: Washington  
State: DC Zip: 20016-2892

**COMPANY REQUESTING RECORDING**

Print Name: First American Title  
Address: 2250 Corporate Circle Suite 350  
City: Henderson

Escrow #: \_\_\_\_\_  
State: NV Zip: 89074