

Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT

Recorded By: AE

Book- 263 Page- 0047

AP# 02-102-09

MAIL TAX STATEMENTS TO:  
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

Federal National Mortgage Association

(BUFFALO)  
475 CROSSPOINT PARKWAY  
GETZVILLE NY 14068

38482-Lin



0138087



090634827



SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

TRA:

Document Transfer Tax \$.00

Grantee was/was not the foreclosing beneficiary;  
consideration \$60,919.60

Trust No. 1240152-03

unpaid debt \$77,820.58 non exempt amount

Loan No. XXXXX8080

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances

"This instrument is being recorded as an remaining at time of sale.

ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

Signature of Declarant or Agent

Alwin Almazan

TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA (herein called Grantee) the real property in the City of PANACA County of LINCOLN, State of Nevada, described as follows:

LOT 40 SUN GOLD MANOR UNIT NO. 1 AS SHOWN BY MAP THEREOF  
RECORDED SEPTEMBER 30, 1952 AS FILE NO. 27842 IN THE OFFICE OF THE  
COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by JAMES F. DIDIER, AN UNMARRIED MAN as Trustor, recorded April 12, 2006, as Document No. 126322 in Book 215 Page 181, of official records in the office of the Recorder of LINCOLN County, Nevada and pursuant to the Notice of Default recorded September 18, 2009, as Document No. 0134282 in Book 251, Page 0123 of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



0138087

Book 263  
Page: 48

04/06/2011  
Page 2 of 2

### TRUSTEE'S DEED UPON SALE

Trust No: 1240152-03  
Loan No: XXXXX8080

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

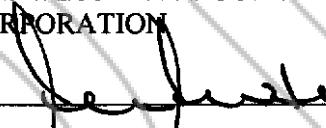
At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **March 24, 2011** to said Grantee, being the highest bidder therefore, for **\$60,919.60** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

Dated: **March 24, 2011**

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: March 24, 2011

CAL-WESTERN RECONVEYANCE CORPORATION

  
\_\_\_\_\_  
Susan Smothers, A.V.P.

State of California )  
County of San Diego )

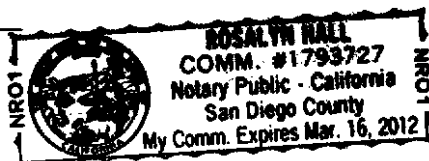
On MAR 28 2011 before me, Rosalyn Hall  
a Notary Public, personally appeared Susan Smothers, A.V.P.,

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

(Seal)

Signature 



Recording requested By  
COW COUNTY TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT  
Book- 263 Page- 0047

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 02-102-09
- 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: _____	

- 3. a. Total Value/Sales Price of Property \$ 60,919.6
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 60,919.6
- d. Real Property Transfer Tax Due \$ .00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2
- b. Explain Reason for Exemption: Transferring to

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] ALWIN ALMAZAN Capacity TRUSTEE

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

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

Print Name: Cal-Western Reconveyance Corp.  
 Address: 525 East Main Street  
 City: El Cajon  
 State: CA Zip: 92020

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

Print Name: Federal National Mortgage Association  
 Address: 475 CROSSPOINT PARKWAY  
 City: GETZVILLE  
 State: NY Zip: 14068

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

Print Name: LSI Title Agency, Inc. Escrow #: 090634827  
 Address: 3220 El Camino Real  
 City: Irvine CA 92602 State: \_\_\_\_\_ Zip: \_\_\_\_\_