

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- 263 Page- 0675

RECORDING REQUESTED BY:
RECONTRUST COMPANY

AND WHEN RECORDED MAIL TO:
FEDERAL NATIONAL MORTGAGE ASSN.
C/O RECONTRUST COMPANY
400 NATIONAL WAY
SIMI VALLEY, CA 93065



Forward Tax Statements to Address listed above
TS No. 10-0152620
Title Order No. 4783092

012-180-06

TRUSTEE'S DEED UPON SALE NEVADA

APN# 012-180-06

The amount of the unpaid debt was \$ 144,176.01

The amount paid by the Grantee was \$ 113,799.76

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 TAMI SUE OSBORN, AN UNMARRIED WOMAN, as Trustor, recorded on 09/14/2007, Instrument Number 0129913 (or Book , Page) 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 04/26/2011. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$ 113,799.76.



DATED: May 02, 2011

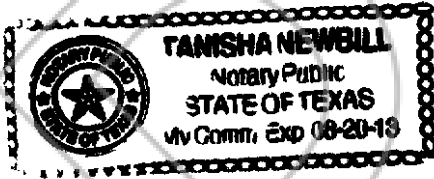
RECONTRUST COMPANY, N.A., Successor Trustee

State of: Texas
County of: Tarrant

BY: Stephanie Y. King 5-5-11
Stephanie Y. King, Authorized Signer

On 5-5-11 before me Tanisha Newbill, personally appeared Stephanie Y. King Auth. Sign., know to me (or proved to me on the oath of TOL or through TOL) 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.

Tanisha Newbill
Notary Public's Signature





0138411

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Page 3 of 3

ORDER NO: 4783092
REFERENCE NO: 10-0152620
TITLE OFFICER: LINDA DERONCOURT
PRODUCT TYPE: NEVADA TSG

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF LINCOLN, TOWNSHIP OF PANACA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER (NE/1/4) OF THE NORTHEAST QUARTER (NE/1/4) OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B AND M. LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER, FROM WHICH POINT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEARS SOUTH 80 DEGREES 19' 36" EAST, 856.24 FEET; THENCE NORTH 63 DEGREES 45' 51" WEST, 200.00 FEET; THENCE NORTH 26 DEGREES 14' 09" EAST 340.48 FEET; THENCE SOUTH DEGREES 38' 37" EAST, 238.80 FEET; THENCE SOUTH 26 DEGREES 14' 09" WEST, 210.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED AUGUST 10, 1987 IN BOOK 76, PAGE 318 AS FILE 87428, SAID PARCEL IS ALSO DESCRIBED AS: PARCEL 2 AS SHOWN UPON PARCEL MAP FOR ROBERT J. AND CARL L. MATHEWS RECORDED AUGUST 21, 1980 IN PLAT BOOK A, PAGE 163 AS FILE 69485 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a. 012-180-06
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
i. Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 113,799.76
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 into Government Entity

5. Partial Interest: Percentage being transferred: Federal National Mortgage Association

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] 5/2/11 Capacity Grantor
Signature [Signature] 5/2/11 Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ReconTrust Company, N.A.
Address: 400 National Way
City: Simi Valley
State: California Zip: 93065

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

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

Print Name: First American Title Detail Escrow #: 4783092
Address: 1855 Gateway Blvd, #700
City: Concord, CA 94520 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED