

Official RecordRecording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$327.60

Recorded By AE

Book- 270 Page- 0180

RECORDING REQUESTED BY:

Cow County Title Co.

WHEN RECORDED MAIL TO:

Wells Fargo Bank, N.A.

7720 N. 16th Street, Suite 300

Phoenix, AZ 85020

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.

3476 Stateview Blvd

MAC # X7801-013

Ft. Mill, SC 29715 *40678*

APN: 002-192-15



0140801

NDSC File No.: 11-40132-WF-NV

Loan No.: 0075719534

Title Order No.: 110044500-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 327.60

The Grantee herein **WAS** the BeneficiaryThe amount of the unpaid debt was **\$176,825.96**The amount paid by the Grantee was **\$84,000.00**The property is in the city of **PANACA**, County of **LINCOLN**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

herein called Grantee, the following described real property situated in **LINCOLN** County :

That portion of lot 2 in Block 54 of the town of Panaca as shown by map thereof on file In the Office of the County Recorder, Lincoln County, Nevada described as follows:

Beginning at a point 120.75 feet South of the Northeast corner of said lot 2;

Thence running 256.25 feet West;

Thence 120.05 feet South;

Thence 50.25 feet East;

Thence 22.50 feet South;

Thence 206 feet East;

Thence 143.25 feet North to the point of beginning.

NOTE: The above metes and bounds legal description was derived from Deed recorded July 5, 1955 in Book 114, page 402 of Official Records as Document No. 103691 in the Office of the County Recorder, Lincoln County, Nevada.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **ARTHUR F ROBINSON, A SINGLE PERSON**, as Trustor, recorded on **06/25/2007** as Instrument No. **0129126** (or Book, Page) of the Official Records of **LINCOLN** County, **NV**.



Page 2
Trustee's Deed Upon Sale
NDSC File No.: 11-40132-WF-NV

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, 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 powers under said Deed of Trust sold said real property at public auction on 02/01/12 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$84,000.00.

Dated : 2/2/12 National Default Servicing Corporation, an Arizona Corporation

By: Carmen Navejas
Carmen Navejas, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On Feb 2, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Carmen Navejas personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Signature Patricia A. Wilson



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COW COUNTY TITLE COMPANY

- 1 Assessor Parcel Number(s)
 - a) 002-192-15
 - b) _____
 - c) _____
 - d) _____

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Page 1 of 1 Fee: \$15.00
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- 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 \$84,000.00
- b Deed in Lieu of Foreclosure Only (value of property) (_____)
- c Transfer Tax Value: \$84,000.00
- d Real Property Transfer Tax Due \$ 327.60

- 4. **If Exemption Claimed:**
 - a Transfer Tax Exemption per NRS 375.090, _____.
 - b Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declare 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 Carmen Navejas
Carmen Navejas, 11-40132-WF-NV

Capacity Grantor

Signature _____
SELLER (GRANTOR) INFORMATION
 National Default Servicing Corp.
 7720 N. 16th Street, Suite 300
 Phoenix, AZ 85020

Capacity Grantee
BUYER (GRANTEE) INFORMATION
 Wells Fargo Bank, N.A., successor by merger to
 Wells Fargo Home Mortgage, Inc.
 3476 Stateview Blvd
 MAC # X7801-013
 Ft. Mill SC 29715

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No _____
 Address: 761 S. Raindance Drive
Pahrump, Nevada 89048