



APN 02-073-12

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENT TO:

FEDERAL HOME LOAN MORTGAGE  
CORPORATION  
c/o Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

35129

Trustee Sale No NV09001075-10-1

Title Order No 100124041-NV-LMO

**TRUSTEE'S DEED UPON SALE**

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$79,531.14**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$56,326.00**
- 4) The documentary transfer tax is: **\$0.00**
- 5) Said property is in the city of: PANACA

and **MTC FINANCIAL INC. dba TRUSTEE CORPS**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, herein called "Grantee", the real property in the County of Lincoln, State of Nevada, described as follows:

**ALL OF LOT NUMBERED NINETY-ONE (91) IN SUN GOLD MANOR UNIT NO. ONE (1) IN SAID TOWN OF PANACA, AS SAID LOT IS DELINEATED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID SUN GOLD MANOR, UNIT NO. ONE (1), NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated November 30, 2003, made to JOHN SETTLES, A SINGLE PERSON and recorded on January 23, 2004, as Instrument No. 121665, in Book 182, on Page 251, of official records in the Office of the Recorder of Lincoln County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **September, 4 2012** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$56,326.00** cash, in



lawful money of the United States, which has been paid.

Dated: 9/10/12

TRUSTEE CORPS

*Ash*

By: Amy Lemus, Authorized Signatory

State of CALIFORNIA  
County of ORANGE

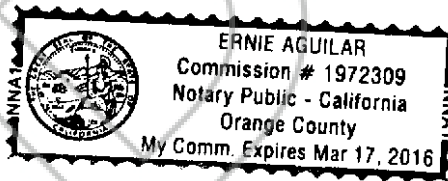
On 9/10/12 before me, Ernie Aguilar, a notary public personally appeared AMY LEMUS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

*Ernie Aguilar*  
Notary Public in and for said County and State

*Ernie Aguilar*



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-141983

09/17/2012 4:58 PM

Official Record

- 1. Assessor Parcel Number(s):
  - a) 02-073-12
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

<b>FOR RECO</b> Document/Ins _____ Book: _____ Date of Recor _____ Notes: _____	Recording requested By COW COUNTY TITLE	
	Lincoln County - NV	
	Leslie Boucher - Recorder	
	Page 1 of 1	Fee: \$15.00
	Recorded By: LB	RPTT:
	Book - 274	Page - 0259

- 2. Type of Property:
  - a) \_\_\_\_\_ Vacant Land
  - b)  Single Family Res.
  - c) \_\_\_\_\_ Condo/Townhouse
  - d) \_\_\_\_\_ 2-4 Plex
  - e) \_\_\_\_\_ Apartment Bldg.
  - f) \_\_\_\_\_ Comm'l/Ind'l
  - g) \_\_\_\_\_ Agricultural
  - h) \_\_\_\_\_ Mobile Home
  - i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 56,326.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_

Transfer Tax Value \$ 0.00

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 Gov. Entity  
TO Federal Home Mortgage Corp

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 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: title co

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

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(required)  
 Print Name: Trustee Corps  
 Address: 17100 G. H. Pette Ave  
 City/State/Zip: IRVINE CA 92614

(required)  
 Print Name: Federal Home mty corp 2/o wells fargo  
 Address: 3426 STATEVIEW Blvd  
 City/State/Zip: Font mill se 29715

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

Company Name: Cow County Title Escrow No.: 39129  
 Address: Po Box 1608  
 City/State/Zip: WINDSOR NV 89049