

Official RecordRecording requested By
COW COUNTY TITLE COMPANY**Lincoln County - NV****Leslie Boucher - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT: \$267.15

Recorded By: AE

Book- 280 Page- 0564

RECORDING REQUESTED BY:

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

0143748

APN: 002-152-19

44477

NDSC File No.: 12-41356-WF-NV

Loan No.: 0094043403

Title Order No.: 120339553-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 267.15

The Grantee herein **WAS** the BeneficiaryThe amount of the unpaid debt was **\$148,365.08**The amount paid by the Grantee was **\$68,400.00**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.herein called Grantee, the following described real property situated in **LINCOLN** County :

That portion of Block Thirty-Five (35) in the Town of Panaca, Lincoln County, Nevada, more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded May 18, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 44 as File No. 122348, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion as conveyed to Justin and Larissa Frehner by that certain Quitclaim Deed recorded September 20, 2006 in Book 222, page 495, as File No. 127444 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 **EDWARD E WELTY II AND TINA MARIE WELTY, HUSBAND AND WIFE**, as Trustor, recorded on 01/14/2009 as Instrument No. 0133379 (or Book, Page) of the Official Records of **LINCOLN** County, **NV. in Book 247 page 1.**

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.



0143748

Block: 280
Page: 565

07/31/2013
Page: 2 of 2

Page 2
Trustee's Deed Upon Sale
NDSC File No.: 12-41356-WF-NV

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 **07/16/13** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$68,400.00**.

Dated : 7/17/13

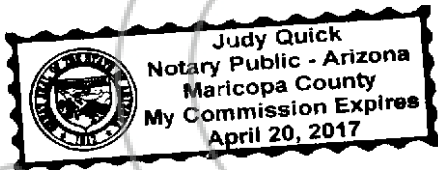
National Default Servicing Corporation, an Arizona Corporation

By: *Carmen Navejas*
Carmen Navejas, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On July 17, 2013, 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 *Judy Quick*

STATE OF NEVADA
DECLARATION OF VALUE FORM

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- 1 Assessor Parcel Number(s)
- a) 002-152-19
 - 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'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 \$68,400.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$68,400.00
 d Real Property Transfer Tax Due \$ 267.15

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

5. Partial Interest: Percentage being transferred: _____ %
 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, 12-41356-WF-NVO

Capacity Grantor

Signature _____
SELLER (GRANTOR) INFORMATION

Capacity Grantee
BUYER (GRANTEE) INFORMATION

National Default Servicing Corp.
 7720 N. 16th Street, Suite 300
 Phoenix, AZ 85020

Wells Fargo Bank, N.A.
 3476 Stateview Blvd
 MAC # X7801-013
 Ft. Mill SC 29715

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

Print Name: Cow County Title Escrow #: 120539553
 LSI Title Agency, Inc.
 Address: 3220 El Camino Real
 Irvine CA 92602
 City: PO Box 578, Piche, NV State: _____ Zip: _____
 89043