

Official Record

Recording requested By
COW COUNTY TITLE CO.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$290.55

Recorded By: AE

Book- 281 Page- 0164



0143838

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 *44475*

APN: 002-191-04

NDSC File No.: 12-41190-WF-NV

Loan No.: 0191983949

Title Order No.: 120271958-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 290.55

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$74,066.02

The amount paid by the Grantee was \$74,066.02

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 :

A portion of Lot 3, Block 47 in the Town of Panaca, County of Lincoln, State of Nevada, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, and running thence West along the Northern line of said Lot 3, a distance of 126.9 feet; thence at right angles South, a distance of 109.8 feet; thence running at right angles East, a distance of 126.9 feet to the East line of said Lot 3; thence North along the East line of said Lot 3 a distance of 109.8 feet to the place of beginning.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by JENNIEANN KINCADE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, as Trustor, recorded on 12/31/2003 as Instrument No. 121580 BOOK 181 PAGE 481 (or Book, Page) of the Official Records of LINCOLN County, 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.



Page 2
Trustee's Deed Upon Sale
NDSC File No.: 12-41190-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 **08/05/13** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$74,066.02**.

Dated : 8/6/13

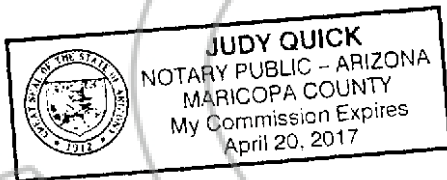
National Default Servicing Corporation, an Arizona Corporation

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

State of: Arizona
County of: Maricopa

On August 6, 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) 002-191-04
 - 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 \$74,066.02
- b Deed in Lieu of Foreclosure Only (value of property) (_____)
- c Transfer Tax Value: \$74,066.02
- d Real Property Transfer Tax Due \$ 290.55

- 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, 12-41190-WF-NV

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 the Seller or Buyer)

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