

A.P.N.: 003-172-13

RECORDING REQUESTED BY:
CLEAR RECON CORP.

AND WHEN RECORDED TO:
NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019



Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 004747-NV Loan #: *****424
Order #: 1485681

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$243.75
The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$65,566.89
The Amount Paid by the Grantee was \$62,400.00
Said Property is in the City of CALIENTE, County of Lincoln

CLEAR RECON CORP., as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

NATIONSTAR MORTGAGE LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Lincoln, State of Nevada, described as follows:

All of Lot Numbered 2 (Lot 2) of the ROWAN SUB-DIVISION to the City of Caliente, County of Lincoln, State of Nevada, together with the improvements located thereon, as said Lot Two is described and delineated upon the Official Plat of said Rowan SUB-DIVISION now on file and of record in the office of the Recorder of Lincoln County, Nevada.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by COLE R. BRADSHAW, AND MELANIE BRADSHAW, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, dated 8/1/2009 of the Official Records in the office of the Recorder of Lincoln, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 8/7/2009, instrument number 0134088 Book , Page of official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050



TRUSTEE'S DEED UPON SALE

T.S. #: 004747-NV
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All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 4/29/2015. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$62,400.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **MAY 01 2015** CLEAR RECON CORP.

Tammy Laird

TAMMY LAIRD
FORECLOSURE MANAGER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss
County of San Diego }

On MAY 01 2015 before me ASHLEY JOHNSON Notary Public, personally appeared Tammy Laird 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.
Signature *Ashley Johnson* (Seal)



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
SPL EXPRESS, INC.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$40.00
Recorded By: AE RPTT: \$243.75
Book- 295 Page- 0538

1. Assessor Parcel Number(s)

- a) 003-172-13
- 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 USER ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$62,400.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value: \$62,400.00

Real Property Transfer Tax Due \$243.75

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 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 Tammy Laird Capacity TAMMY LAIRD FORECLOSURE MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name CLEAR RECON CORP
 Address: 4375 JUTLAND DRIVE, SUITE 200
SAN DIEGO, CA 92117

Print Name: NATIONSTAR MORTGAGE LLC
 Address: 8950 Cypress Waters Blvd.
Coppell, TX 75019

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

Print Name: SPL Inc Escrow #: _____
 Address: 1486 Colorado Blvd.
 City: Los Angeles State: CA Zip: 91344

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.