

AP #1: 002-143-06

RECORDING REQUESTED BY
TD SERVICE COMPANY

Mail tax statements to and when recorded mail to
SELENE FINANCE LP
c/o SELENE FINANCE LP
9990 RICHMON AVENUE
SUITE 400 SOUTH
HOUSTON, TX 77042
CCT 76248



150209899

Space above this line for recorder's use

TRUSTEE'S DEED UPON SALE



The undersigned declares under penalty of perjury that the following declaration is true and correct:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was \$212,983.75
- 3) The amount paid by the Grantee at the Trustee's Sale was \$75,225.00
- 4) The documentary transfer tax is \$294.45
- 5) The city transfer tax is \$.00
- 6) The monument preservation tax is \$.00
- 7) Said property is in **unincorporated area**, County of Lincoln

T.D. SERVICE COMPANY

Dated: 01/29/16

By Crystal Espinoza
Crystal Espinoza, Trustee's Sale Officer

T.S. No: L547017 NV Unit Code: L
Min No: 100029500014856672
Property Address: 944 MAIN ST. FKA 270 EAST MAIN STREET, PANACA, NV 89042

T.D. SERVICE COMPANY
(herein called Trustee)

does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to

SELENE FINANCE LP
(herein called Grantee), such interest as Trustee has in that certain property described as follows:

SEE ATTACHED EXHIBIT

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee or as duly appointed Trustee by the Deed of Trust described as follows:

Trutor: MICHAEL V. POPE



0148829

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T.S. No: L547017 NV Unit Code: L

This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title*

Recorded January 5, 2007 as Instr. No. 0128147 in Book 227 Page 0572 of Official Records in the office of the Recorder of LINCOLN County; NEVADA , Whereas, the holder of the note secured by said Deed of Trust delivered to Trustee a written Declaration of Default and, pursuant thereto, a Notice of Default was recorded September 17, 2015 as Instr. No. 0148335 in Book 298 Page 310 of Official Records in the office of the Recorder of LINCOLN County; NEVADA .

Whereas, Trustee complied with all applicable statutory provisions of the State of Nevada, and of the described Deed of Trust, including the mailing and publication of the Notice of Default and Notice of Sale, as respectively appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its interest in the described property at public auction. On January 29, 2016, the date set forth in the Notice of Trustee's Sale or the properly postponed sale date, Trustee sold the described property to Grantee, the highest qualified bidder present, for the sum of \$75,225.00 **Pro-tanto**.

In Witness Whereof, the undersigned caused its corporate name and seal (if applicable) to be hereunto affixed.

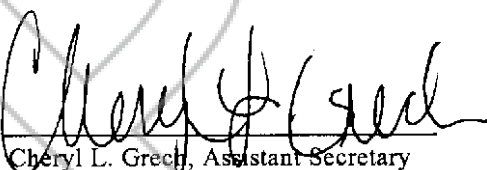
Dated February 1, 2016

T.D. SERVICE COMPANY

BY


Crystal Espinoza, Assistant Secretary

BY


Cheryl L. Grech, Assistant Secretary

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)
COUNTY OF ORANGE)SS

On 02/01/16 before me, AHMANDA MACIAS, a Notary Public, personally appeared CRYSTAL ESPINOZA and CHERYL L. GRECH, 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

(Seal)

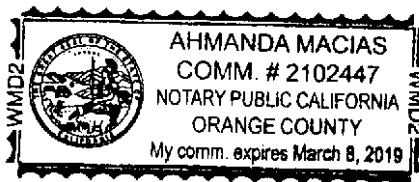




EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76248

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Part of Lot 2, Block 15, in the Town of Panaca, as shown upon map thereof, recorded in the recorder's office, Lincoln County, Nevada described as follows:

Beginning at a point 80 feet West of the Northeast corner of said Lot 2; thence at right angles South 70 feet; thence at right angles West 10 feet; thence at right angles South 65 feet; thence at right angles West 100 feet; thence at right angles North 135 feet to the South side of "F" Street; thence East along the South side of said "F" Street 110 feet to the point of beginning.

Note: The above metes and bounds description appeared previously in that certain document recorded October 10, 2006 in Book 223, Page 456, as Instrument No. 127547.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 002-143-06

State of Nevada Declaration of Value

C B C N

Recording requested By COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00 Recorded By: HB RPTT: \$294.45 Book- 300 Page- 0703

1. Assessor Parcel Number(s) a) 002-143-06 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 i) Other

3. Total Value/Sales Price of Property: \$ 75,225.00 Deed in Lieu of Foreclosure Only (value of property) \$ Transfer Tax Value per NRS 375.010, Section 2: \$ 75,225.00 Real Property Transfer Tax Due: \$ 294.45

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

5. Partial Interest: Percentage being transferred: %

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.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity Asst. Secretary Signature Capacity Asst. Secretary

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: TD Service Company Address: 4000 W. Metropolitan Dr., 4th Fl City: Orange State: CA Zip: 77042

Print Name: Selene Finance LP Address: 9990 Richmond, #400 South City: Houston State: TX Zip: 11042

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Servicelink / Cow County Title Escrow # 76248 Address: 3220 El Camino Real / PO Box 518 City: Irvine / Proche State: CA / NV Zip: 92602 / 89043