

DOC # 0150314

09/30/2016 04:33 PM

Official Record

Recording requested By
PACIFIC COAST TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$499.20 Recorded By: AE
Book- 306 Page- 0321

RECORDING COVER PAGE

APN 001-101-18



TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV08000701-14-1

Title Order No. 95306438

RECORDING REQUESTED BY:

AFTER RECORDING SERVICE
DOCUMENT PROCESSING SOLUTIONS
310 W. LAMBERT RD
ORLA, CA 92821

~~WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:~~

JPMorgan Chase Bank, National Association
3415 Vision Drive
Columbus, OH 43219

This page provides additional information required by NRS 111.312 Sections 1-2.



Trustee Sale No. NV08000701-14-1

Title Order No. 95306438

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: **\$230,641.63**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$128,000.00**
- 4) The documentary transfer tax is: **\$499.20**
- 5) Said property is in the city of: PIOCHE

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 **JPMorgan Chase Bank, National Association**, herein called "Grantee", the real property in the County of Lincoln, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 July 9, 2010, made to JOHN A. LUCHT AND STEPHANIE M. LUCHT, HUSBAND AND WIFE and recorded on July 16, 2010, as Instrument No. 0136129, 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 23, 2016** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$128,000.00** cash, in lawful money of the United States, which has been paid.

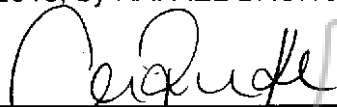
Dated: 9/26/16

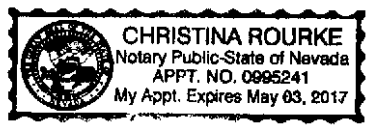
MTC Financial Inc. dba Trustee Corps


 By: Rafael Bruno, Authorized Signatory

State of NEVADA
 County of CLARK

This instrument was acknowledged before me on September 26, 2016, by RAFAEL BRUNO.


 Notary Public Signature
Christina Rourke
 Printed Name



My Commission Expires: 5/3/17



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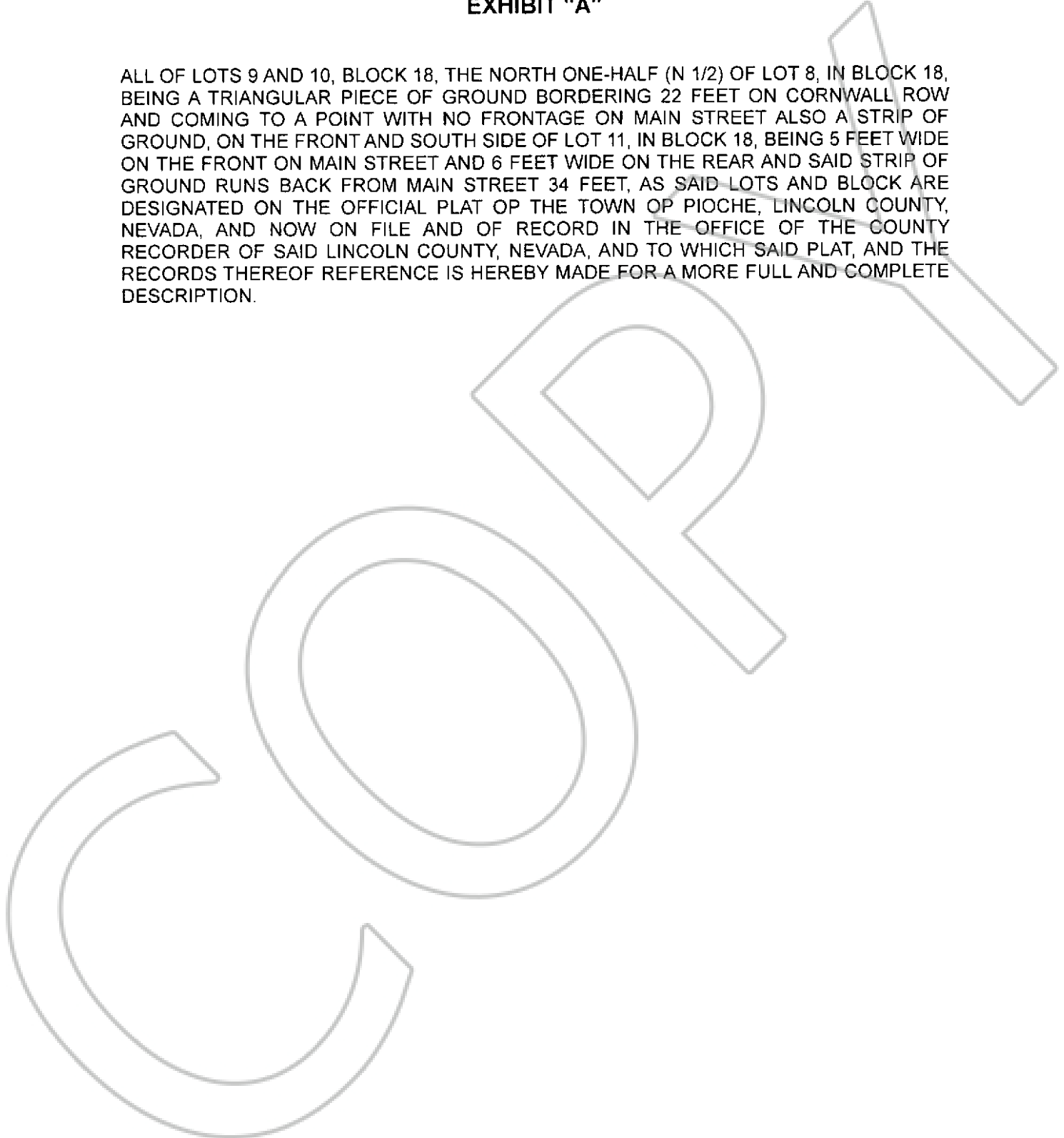
09/30/2016
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Trustee Sale No. NV08000701-14-1

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EXHIBIT "A"

ALL OF LOTS 9 AND 10, BLOCK 18, THE NORTH ONE-HALF (N 1/2) OF LOT 8, IN BLOCK 18, BEING A TRIANGULAR PIECE OF GROUND BORDERING 22 FEET ON CORNWALL ROW AND COMING TO A POINT WITH NO FRONTAGE ON MAIN STREET ALSO A STRIP OF GROUND, ON THE FRONT AND SOUTH SIDE OF LOT 11, IN BLOCK 18, BEING 5 FEET WIDE ON THE FRONT ON MAIN STREET AND 6 FEET WIDE ON THE REAR AND SAID STRIP OF GROUND RUNS BACK FROM MAIN STREET 34 FEET, AS SAID LOTS AND BLOCK ARE DESIGNATED ON THE OFFICIAL PLAT OF THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, AND NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH SAID PLAT, AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR A MORE FULL AND COMPLETE DESCRIPTION.



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
PACIFIC COAST TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
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1. Assessor Parcel Number(s)

a. 001-101-18

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

\$ 128,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 128,000.00

d. Real Property Transfer Tax Due

\$ 499.20

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: BID + COSTS

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 [Signature] as authorized agent 9-26-16

Capacity: Grantor

Signature [Signature] as authorized agent 9-26-16

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Katherine Le, Docs Processor

Print Name: MTC Financial Inc dba Trustee Corps

Print Name: J.P. MORGAN CHASE BANK, N.A.

Address: 3571 Red Rock Street, Suite A

Address: 3415 Vision Drive

City: Las Vegas

City: Columbus

State: NV Zip: 89103

State: OH Zip: 43219

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

Print Name: Pacific Coast Title Company

Escrow # 95306438

Address: 1111 E. Katella Ave. #200

City: Orange

State: CA Zip: 92867