

Official Record

Recording requested By
SPL EXPRESS, INC

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$15.00** Page 1 of 2
RPTT: \$343.20 Recorded By: AK
Book- 311 Page- 0520

RECORDING COVER PAGE

APN 003-072-07



TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV07000245-16-1

Title Order No. 160239592-NV-VOO

RECORDING REQUESTED BY:

ServiceLink

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

**Lakeview Loan Servicing, LLC
c/o LoanCare, A Division of FNF Servicing, Inc.
3637 Sentara Way
Virginia Beach, VA 23452**

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

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



Trustee Sale No. NV07000245-16-1

Title Order No. 160239592-NV-VOO

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: **\$93,266.37**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$87,690.00**
- 4) The documentary transfer tax is: **\$343.20**
- 5) Said property is in the city of: CALIENTE

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 **Lakeview Loan Servicing, LLC**, herein called "Grantee", the real property in the County of Lincoln, State of Nevada, described as follows: **BEGINNING AT THE WEST ONE-HALF (W1/2) OF LOT NUMBERED SIX (6) AND ALL OF LOT NUMBERED SEVEN (7) AND THE EAST 23' OF LOT EIGHT (8) IN BLOCK NUMBERED THIRTY-SEVEN (37), AS THE SAME ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF THE CITY OF CALIENTE NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, TO WHICH SAID PLAT AND THE RECORDS THEREOF, REFERENCE IS HEREBY MADE FOR MORE FULL AND COMPLETE DESCRIPTION OF SAME.**

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 September 28, 2015, made to SHAIN MASTIN, UNMARRIED MAN and recorded on September 30, 2015, as Instrument No. 0148381, in Book 298, on Page 0522, 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 **May 19, 2017** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$87,690.00** cash, in lawful money of the United States, which has been paid.

Dated: May 25, 2017

MTC Financial Inc. dba Trustee Corps

By, Phally Eng, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on May 25, 2017, by PHALLY ENG.

Notary Public Signature

Christina Rounke

Printed Name

My Commission Expires: 5/7/21



STATE OF NEVADA
DECLARATION OF VALUE FORM

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Page 1 of 1 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 003-072-07
 - 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: _____

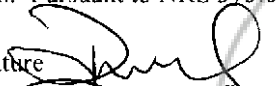
- 3. a. Total Value/Sales Price of Property \$ 87,690.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 88,000.00
- d. Real Property Transfer Tax Due \$ 343.20


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  As Authorized Agent, 05/25/2017 Capacity: Grantor

Signature  As Authorized Agent, 05/25/2017 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MTC Financial Inc. dba Trustee Corps
Address: 3571 Red Rock St., Ste B
City: Las Vegas
State: NV Zip: 89103

Print Name: Inc.
Lakeview Loan Servicing, LLC
c/o LoanCare, A Division of FNF Servicing,
Address: 3637 Sentara Way
City: Virginia Beach
State: VA Zip: 23452

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

Print Name: ServiceLink
Address: 3220 El Camino Real
City: Irvine

Escrow # 160239592-NV-VOO
State: CA Zip: 92602