

RECORDING COVER PAGE

LINCOLN COUNTY, NV **2021-160679**
\$551.80
RPTT:\$514.80 Rec:\$37.00 **06/17/2021 09:22 AM**
MORTGAGE CONNECT - TSG Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN 004-041-41

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV06000023-20-1

Title Order No. 1452948

ACCOMMODATION

RECORDING REQUESTED BY:

Mortgage Connect, LP

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

FREEDOM MORTGAGE CORPORATION
c/o Freedom Mortgage Corporation
907 Pleasant Valley Ave #3
Mount Laurel, NJ 08054

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

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: **\$131,864.52**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$131,864.52**
- 4) The documentary transfer tax is: **\$514.27**
- 5) Said property is in the city of: **ALAMO**

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 **FREEDOM MORTGAGE CORPORATION**, 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 February 12, 2018, made to **MARTIN C. COX AND MARILYN COX, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** and recorded on February 21, 2018, as Instrument No. 0153904, in Book 317, on Page 0417, 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 **June 11, 2021** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$131,864.52** in lawful money of the United States, which has been paid, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said public auction.

Dated: June 16, 2021

MTC Financial Inc. dba Trustee Corps



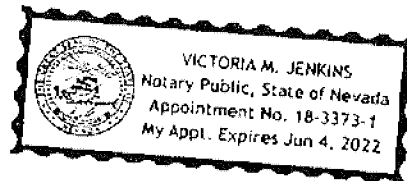
By: Starr Meehan, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on June 16, 2021,
by STARR MEEHAN.

Victoria M Jenkins
Notary Public Signature

Victoria M Jenkins
Printed Name

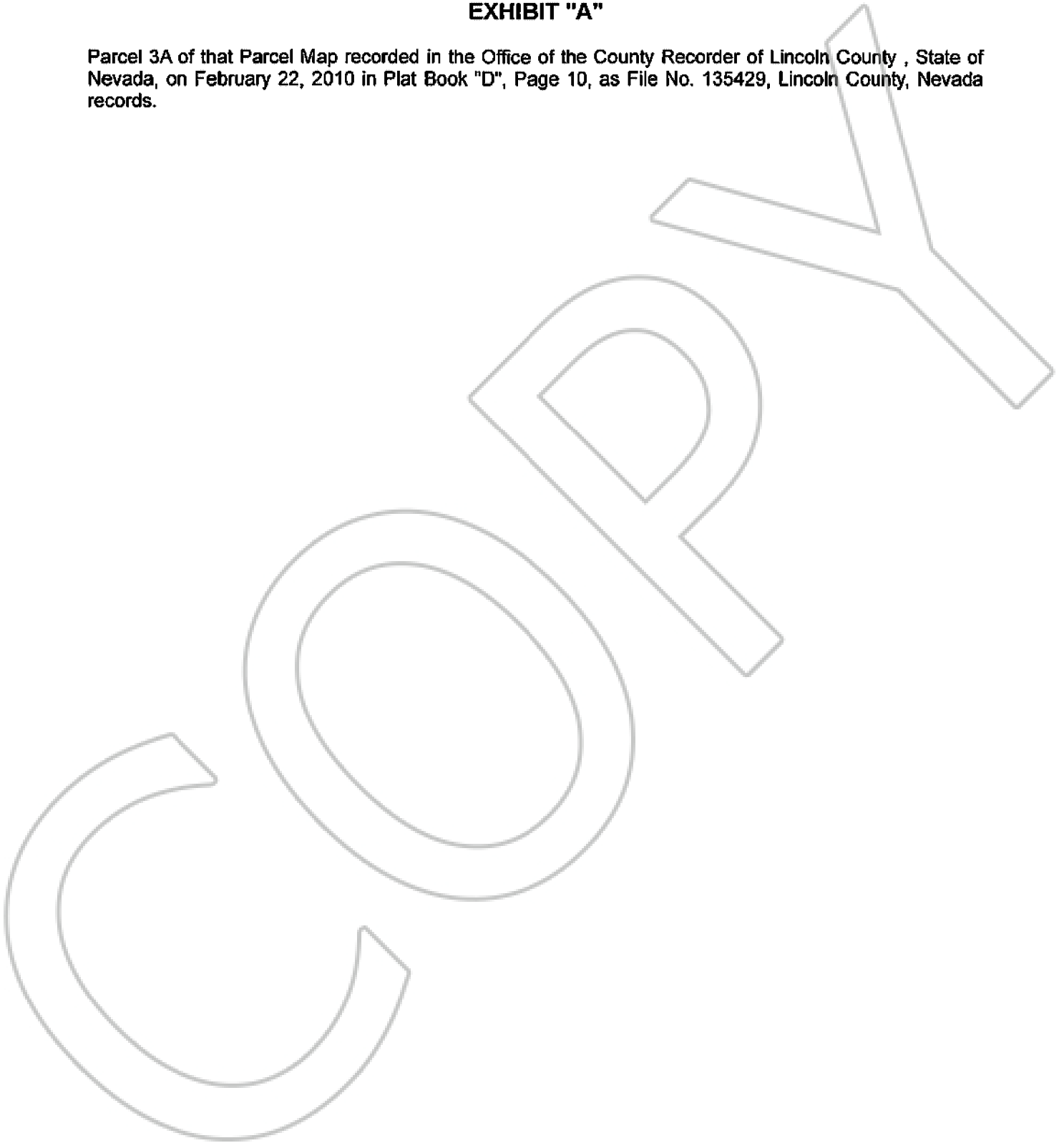


My Commission Expires: June 4 2022

Trustee Sale No. NV06000023-20-1

EXHIBIT "A"

Parcel 3A of that Parcel Map recorded in the Office of the County Recorder of Lincoln County, State of Nevada, on February 22, 2010 in Plat Book "D", Page 10, as File No. 135429, Lincoln County, Nevada records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 004-041-41
- 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
- b. Deed in Lieu of Foreclosure Only (value of property)
- c. Transfer Tax Value:
- d. Real Property Transfer Tax Due

\$ 131,864.52
 (_____)
 \$ 131,864.52
 \$ 514.27

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 SM Capacity: Grantor

Signature SM 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: FREEDOM MORTGAGE CORPORATION
c/o Freedom Mortgage Corporation
 Address: 907 Pleasant Valley Ave #3
 City: Mount Laurel
 State: NJ Zip: 08054

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

Print Name: Mortgage Connect, LP
 Address: 2850 S. Red Hill, Suite 220
 City: Santa Ana

Escrow # 1452948
 State: CA Zip: 92705