

RECORDING COVER PAGE

LINCOLN COUNTY, NV **2024-166693**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **03/14/2024 08:12 AM**
SERVICELINK TITLE AGENCY INC. Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER E02

APN 01-132-07 aka 001-132-07

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV05000043-23-1

Title Order No. 230379720-NV-VOI

RECORDING REQUESTED BY:

ServiceLink

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
c/o Bank of America, N.A.
7105 Corporate Drive
Plano, TX 75024

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: **\$61,096.67**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$61,096.67**
- 4) The documentary transfer tax is: **\$0.00**
- 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 **FEDERAL NATIONAL MORTGAGE 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 30, 2003, made to GARY L KELLER AND SHARRON K KELLER and recorded on September 2, 2003, as Instrument No: 120838, 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 **March 8, 2024** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$61,096.67** 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: 3-12-24

MTC Financial Inc. dba Trustee Corps



By: Bernardo Sotelo, Authorized Signatory

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

On 3/12/24 before me, Bobbie LaFlower, a notary public personally appeared Bernardo Sotelo who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public in and for said County and State

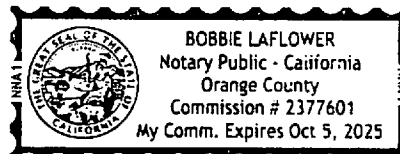


EXHIBIT "A"

ALL THAT CERTAIN PORTION OF BURKE AND WASHINGTON PATENTED MINING LODE CLAIM, IN AND TO THE SURFACE RIGHTS, DESIGNATED BY MINERAL SURVEY LOT NO. 41 EMBRACING A PORTION OF SECTIONS 22 AND 23 IN TOWNSHIP 1 NORTH OF RANGE 67 EAST, MOUNT DIABLO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH POSE NO. 2 OF SAID LOT NO. 41 BEARS SOUTH 12 DEG 43' 20" EAST, 85.1 FEET, AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M. BEARS SOUTH 35 DEG 23' 40" WEST, 672.7 FEET; THENCE SOUTH 86 DEG 28' 40" WEST, 270.0 FEET; THENCE NORTH 73 DEG 51' 20" WEST 130.55 FEET; THENCE NORTH 5 DEG 3' 40" EAST, 38.7 FEET; THENCE SOUTH 89 DEG 53' 20" EAST, 180.0 FEET; THENCE NORTH 78 DEG 24' 20" EAST, 158.0 FEET; THENCE NORTH 84 DEG 37' EAST 51.1 FEET; AND THENCE SOUTH 3 DEG 31' 20" EAST, 94.6 FEET TO THE SAID SOUTHEAST CORNER OF THE TRACT, AND THE PLACE OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 01-132-07 aka 001-132-07
 b. _____
 c. _____
 d. _____

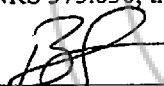
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'/Ind'l
 g. Agricultural h. Mobile Home
 Other

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 \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
 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  03/09/2024 Capacity: Grantor

Signature _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Print Name: c/o Bank of America, N.A.
 Address: 7105 Corporate Drive
 City: Plano
 State: TX Zip: 75024

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

Print Name: ServiceLink Escrow # 230379720-NV-VOI
 Address: 320 Commerce, Suite 100
 City: Irvine State: CA Zip: 92602