

[RECORDING REQUEST BY:]
Trustee Corps

[WHEN RECORDED MAIL:]

NATIONAL CITY MORTGAGE
3232 NEWMARK DRIVE
MIAMISBURG, OH 95342

A.P.N. #001-053-05

First American Title Co.

BOOK 367 PAGE 006-008
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2003 OCT -8 PM 3:24

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16.00

182852

space above this line for recorder's use only

Trustee Sale#: U09066240 Title Order#: 1796363-LL Loan#: 1366886 Investor #: 109409396

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein is the foreclosing beneficiary.
- 2) The amount of the said debt together with costs was \$75,261.30
- 3) The amount paid by grantee at the trustee sale was \$58,949.05
- 4) The documentary transfer tax is \$ 0.00
- 5) Said property is in the city of EUREKA
- 6) A.P.N. #: 001-053

and MTC FINANCIAL INC., a TRUSTEE CORPS (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied to **FEDERAL HOME LOAN MORTGAGE CORPORATION** (herein called Grantee), all of its right, titled interest in and to that certain property situated in the County of EUREKA, State of Nevada, described follows:

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

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 6/3/21 and executed by SHERYL E. GIBSON, AN UNMARRIED PERSON as Trustor, and Recorded on 10/20/2002, Instrument 178166, Book 347, Page 405 of Official Records of EUREKA County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with.

Trustee, in compliance with the Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold the herein described property at public auction on 10/1/2003. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$58,949.05 in lawful money of the United States, or by cash bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Trustee Sale#: U09066240

Title Order#: 1796363

Loan#: 1366886

Investor #: 109409396

Date: 10/01/2003

TRUSTEE CORPS, as Successor Trustee


J. PHILLIPS
Ass't Vice President

State of CALIFORNIA
County of ORANGE

On 10/01/2003 before me TERRY M. JOHNSEN, a Notary Public in and for said county, personally appeared J. PHILLIPS personally known to me (or 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.

Witness my hand and official seal


Notary Public in and for said county and State



EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF EUREKA, CITY OF EUREKA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 5, 6, 7, 8 AND 9 OF BLOCK 9, OF THE TOWN OF EUREKA, NEVADA ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER, EUREKA COUNTY, STATE OF NEVADA.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SE1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE EAST, M.D.B. & M., FURTHER DESCRIBED AS THE WEST HALF OF NOB HILL AVE. ADJACENT TO LOT 9, BLOCK 79 AS SHOWN ON THE PLAT OF EUREKA TOWNSITE, ON FILE IN THE OFFICE OF THE U.S. DEPT. OF THE INTERIOR, RECORDED IN 1937, MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 79;

THENCE NORTH 80° 51' 00" EA. A DISTANCE OF 22.1 FEET TO A POINT;

THENCE SOUTH 08° 57' 31" EA. A DISTANCE OF 135.12 FEET TO A POINT;

THENCE SOUTH 84° 50' 00" WT. A DISTANCE OF 22.60 FEET BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 79;

THENCE NORTH 08° 46' 00" WT. A DISTANCE OF 133.55 FEET ALONG THE EASTERLY LOT LINE OF SAID BLOCK 79 TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCELS 1 AND 2 ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE ESSENTIALLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE RESERVED BY THE UNITED STATES OF AMERICA, BY PATENT RECORD DECEMBER 19, 1947, IN BOOK 23, PAGE 226, DEED RECORDS, EUREKA COUNTY, NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number:

- a) 001-053-0
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 RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 182852
Book 367 Page: 006-008
Date of Recording: 10-8-03
Notes: _____

3. Total Value/Sales Price property

Deed in Lieu of Foreclosure (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
(_____)
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exempt per NRS 375.090, Section _____

b. Explain Reason for exemption: GOVERNMENT AGENCY

5. Partial Interest: Percent being transferred: _____ %

The undersigned declare 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 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 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 _____

Capacity TRUSTEE

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: TRUSTEE CPS

Address: 2112 BUSINE CENTER DRIVE 201

City: IRVINE

State: CALIFORNIA Zip: 92612

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FHLMC

Address: 3232 Newmark Dr

City: Miamisburg

State: OH Zip: 95347

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

Print Name: First American Title

Escrow # 1796363

Address: 180 Cas Way # 502

City: Henderson, NV 89014

Zip: _____

(AS PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)