

DOC # 0213191

03/24/2009

01:45 PM

Official Record

Recording requested By
GREGORY L WILDE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$113.10

Recorded By: LLH

Book- 0486 Page- 0126



0213191

Mail tax statements and
when recorded mail to:

Wilde Hansen, LLP
208 South Jones Blvd.
Las Vegas, Nevada 89107

APN # 002-039-19 and 002-039-22

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

The grantee herein **WAS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: 28572.94

The amount paid by the grantee at the trustee sale was: 28572.94

The documentary transfer tax is: 113.10

Said property is in: Crescent Valley, County of Eureka

WILDE HANSEN, LLP, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to **WACHOVIA BANK NATIONAL ASSOCIATION**, as Trustee of the Security National Mortgage Loan Trust 2004-2.

(herein called Grantee), but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Eureka, State of Nevada, described as follows:

Parcel 1

Lot 15 Block 23, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File No. 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

Parcel 2

Lot 16 Block 23, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book of Deeds at Page 168, Eureka County, Nevada

APN # 002-039-19 and 002-039-22

Trustee's Deed Upon Sale
Page 2

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **3/1/2001**, executed by **JOANN FREE**, (hereinafter collectively "Trustor"), recorded on **4/16/2001**, as instrument number 176418 in Book 341, Page 049, of the Official Records in the Office of the Recorder of Eureka County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

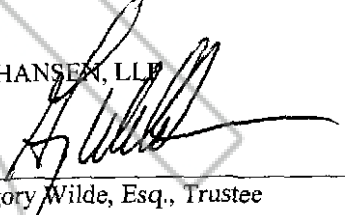
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **3/11/2009** at the place named in the Notice of Sale, in the County of **Eureka**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount being **\$28572.94** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 3/13/09

WILDE HANSEN, LLP

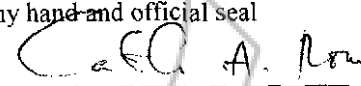
By: 
Gregory Wilde, Esq., Trustee

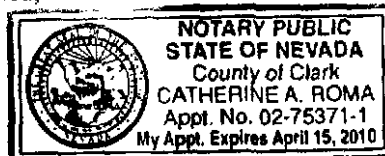
State of Nevada)

County of Clark)

On 3/13/09 before me, the undersigned Notary Public, personally appeared Gregory Wilde and 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 and 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

Signature: 



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



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03/24/2009

01:45 PM

Official Record**STATE OF NEVADA
DECLARATION OF VALUE FORM**Recording requested By
GREGORY L WILDE**Eureka County - NV****Mike Rebaleati - Recorder**Page 1 of 1 Fee: \$15.00
Recorded By: LLH RPTT: \$113.10

Book- 0486 Page- 0126

1. Assessor Parcel Number(s)

a. 002-039-19 and 002-039-22

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
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 28,572.94

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

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c. Transfer Tax Value:

\$ 28,572.94

d. Real Property Transfer Tax Due

\$ 113.10

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____

Capacity Trustee

Signature _____

Capacity Grantee**SELLER (GRANTOR) INFORMATION****(REQUIRED)**

Print Name: WILDE HANSEN, LLP

Address: 208 South Jones Blvd.

City: Las Vegas

State: Nevada Zip: 89107

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

Print Name: WACHOVIA BANK N.A.

Address: 18377 Beach Blvd., #210

City: Huntington Beach

State: CA Zip: 92648

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

Print Name: WILDE HANSEN, LLP

Escrow #: _____

Address: 208 South Jones Blvd.

City: Las Vegas

State: Nevada Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED