

DOC# 0215930

11/05/2010 02:25PM

Official Record

Recording Requested By
FIRST AMERICAN NATIONAL D

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00 Page: 001 of 004

RPTT: \$189.15 Recorded By FS

Book- 0509 Page- 0169

APN#: 002-047-08

RECORDING REQUESTED BY:
FIRST AMERICAN NATIONAL DEFAULT
TITLE
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707



0215930

MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:
GREEN TREE SERVICING LLC
C/O GREEN TREE SERVICING LLC
(RANCHO)
9600 CENTER AVE., SUITE 160
RANCHO CUCAMONGA, CA 91730

ORDER #3760831-DM

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

TRUSTEE'S DEED UPON SALE

TITLE OF DOCUMENT

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company

WHEN RECORDED TO AND
FORWARD TAX STATEMENTS TO:
Green Tree Servicing LLC
c/o GREEN TREE SERVICING LLC
(Rancho)
9600 CENTER AVE., SUITE 160
RANCHO CUCAMONGA, CA 91730

002-047-08

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 08-00251-6 .
APN: 002-047-08

Client Reference No. 24412924-3

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: **\$189.15**

The grantee herein WAS the foreclosing beneficiary.

The amount of the unpaid debt was: \$ 81,200.66

The amount paid by the grantee was: \$48,067.84

Said property is in the CRESCENT VALLEY TOWNSHIP, County of Eureka

Fidelity National Title Insurance Company, 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 **Green Tree Servicing LLC** (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:

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

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by RON C. SMITH AND CALIENE SMITH as Trustor, dated August 15, 1996 of the Official Records in the office of the Recorder of Eureka, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on October 9, 1996, as Instrument No. 164700, in Book 301, in Page 233 of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real



0215930

Book: 509 11/05/2010
Page: 170 Page: 2 of 4

Property under the Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on October 27, 2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$48,067.84, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Fidelity National Title Insurance Company, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: November 1, 2010

Fidelity National Title Insurance Company, as Trustee



MARCY AXELROD, Authorized Signature

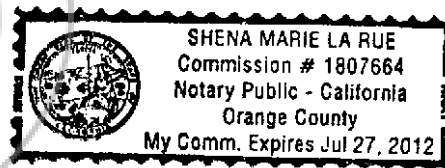
State of California }ss.
County of Orange }ss

On November 1, 2010 before me, Shena Marie La Rue, Notary Public, personally appeared MARCY AXELROD, who 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.

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.


Shena Marie La Rue # 1807664
My Commission Expires July 27, 2012



0215930

EXHIBIT "A"

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

LOT 7, BLOCK 38 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, 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.

002-047-08



0215930

Book: 509 11/05/2010
Page: 172 Page: 4 of 4

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 002-047-08
 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 \$ 48,067.84
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 48,067.84
 d. Real Property Transfer Tax Due \$ 189.15

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: BID INCLUDES THE COST

5. Partial Interest: Percentage being transferred: _____ %
 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 [Handwritten Signature] Capacity Signing As Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Fidelity National Title Insurance Company
 Address: 17592 E. 17th Street, Ste 300
 City: Tustin
 State: CA Zip: 92780

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Green Tree Servicing, LLC
 Address: 9600 Center Ave, Ste 160
 City: Rancho Cucamonga
 State: CA Zip: 91730

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American National Default Title Escrow #: 3760831-DM
 Address: 3 First American Way
 City: Santa Ana State: CA Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED