

**DOC# 225028**

10/23/2013

08:46AM

**Official Record**

Requested By  
COOPER CASTLE LAW FIRM- NEVADA

**Eureka County - NV**

**Mike Rebaletti - Recorder**

Page: 1 of 3 Fee: \$16.00  
Recorded By FS RPTT: \$752.70  
Book- 0556 Page- 0202



0225028

A.P.N.: 007-450-11

Requested and Prepared by:  
Cooper Castle Law Firm, LLP

When Recorded Mail To:  
Cooper Castle Law Firm, LLP  
5275 S. Durango Drive  
Las Vegas, NV 89113

Forward Tax Statements to  
the address given below

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO.: 12-05-42940-NV  
INVESTOR #: 0602096756  
TITLE ORDER # 6724791

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 007-450-11 TRANSFER TAX: \$752.70

The Grantee Herein Was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$304,545.29, plus any Accrued Interest, Late Charges, Escrow Shortages, and other Collection Costs pursuant to the Promissory Note/Deed of Trust/Loan Modification Agreement.

The Amount Paid by the Grantee Was \$192,700.00

Said Property is in the City of Eureka, County of Eureka

Cooper Castle Law Firm, 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

**GMAC MORTGAGE, LLC**

(herein called Grantee), whose legal address is 110 Virginia Drive, Fort Washington, PA 19034, 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 INCORPORATED HEREIN BY REFERENCE**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Robert L. and Bethany L. Cutler as Trustors, dated May 23, 2008 of the Official Records in the office of the Recorder of Eureka County, 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 Election to Sell under the Deed of Trust recorded on May 29, 2008, 0211899 of Official records. The Trustee has 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 Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Revised Statutes Chapter 107.

## TRUSTEE'S DEED UPON SALE

T.S. NO.: 12-05-42940-NV  
INVESTOR #: 0602096756  
TITLE ORDER # 6724791

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under 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 17, 2013**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$192,700.00**, in lawful money of the United States, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Cooper Castle Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **October 22, 2013**

THE COOPER CASTLE LAW FIRM, LLP

By: \_\_\_\_\_

Justin Grim  
Attorney At Law

State of Nevada } SS.  
County of Clark }

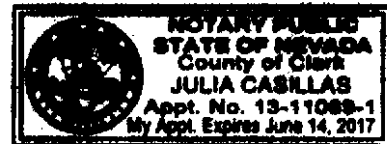
On **October 22, 2013** before me, the undersigned, Julia Casillas, Notary Public, personally appeared Justin Grim personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

Signature \_\_\_\_\_

*Julia Casillas*

(Seal)



Robert L. Cutler and Bethany L. Cutler / 12-05-42940-NV

NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
JULIA CASILLAS  
Appt. No. 13-11069-1  
My Appt. Expires June 14, 2017



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**EXHIBIT A**

**PARCEL 1-2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ITAMAR BARHAI FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON JUNE 20, 2007, AS FILE NO. 210066, BEING A PORTION OF THE S1/2 OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.**

**EXCEPTING THEREFROM ALL COAL AND OTHER VALUABLE MINERALS IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JANUARY 24, 1956, IN BOOK 24, OF DEEDS, AT PAGE 501, EUREKA COUNTY, NEVADA.**

COPY



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Page: 204 3 of 3

STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-225028

10/23/2013

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Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$16.00

Recorded By FS

PRTT: \$752.70

1. Assessor Parcel Number(s)

a. 007-450-11

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

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 192,700.00

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

c. Transfer Tax Value:

\$ 193,000.00

d. Real Property Transfer Tax Due

\$ 752.70

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 \_\_\_\_\_

Capacity: Attorney At Law

Signature \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cooper Castle Law Firm

Address: 5275 S. Durango Drive

City: Las Vegas

State: NV Zip: 89113

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: GMAC Mortgage

Address: 110 Virginia Drive

City: Fort Washington

State: PA Zip: 19034

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

Print Name: Cooper Castle Law Firm

Escrow # \_\_\_\_\_

Address: 5275 S. Durango Drive

City: Las Vegas

State: NV

Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED