

DOC# 227953

10/20/2014

04:41PM

RECORDING REQUESTED BY :

Official Record

Requested By
LSI TITLE AGENCY INC.

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2

Fee: \$15.00

Recorded By LH

RPTT: \$423.15

Book- 0572 Page- 0301

WHEN RECORDED MAIL TO :

U.S. Bank National Association

4801 Frederica Street

Owensboro, KY 42301

FORWARD TAX STATEMENTS TO:

U.S. Bank National Association

4801 Frederica Street

Owensboro, KY 42301

APN: 007-380-53



0227953

NDSC File No. : 11-02428-US-NV

Title Order No. : 110563956-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 423.15

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$195,418.33

The amount paid by the Grantee was \$108,240.00

The property is in the city of EUREKA, County of EUREKA, State of NV.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

U.S. Bank National Association

herein called Grantee, the following described real property situated in EUREKA County :

Lot B of PARCEL NO. 3, as shown on that certain Parcel Map for MARION and LENA VAN VLIET, filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1989 as File No. 126926, located in a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.& M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **JASON D HAND AND S KRISTINA L MORRISON, HUSBAND AND WIFE**, as Trustor, recorded on 04/03/2009 as Instrument No. 0213204 BOOK 0486 PAGE 0166 (or Book, Page) of the Official Records of EUREKA County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

Page 2

Trustee's Deed Upon Sale

NDSC File No. : 11-02428-US-NV

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 **10/10/14** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$108,240.00**.

Dated : 10/13/14

National Default Servicing Corporation, an Arizona Corporation

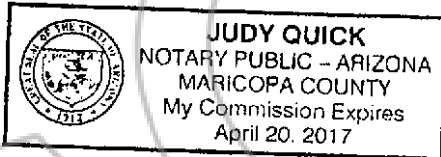
By: *Carmen Navejas*
Carmen Navejas, Trustee Sales Officer

State of: Arizona

County of: Maricopa

On 10-13, 2014, before me, the undersigned, a Notary Public for said State, personally appeared Carmen Navejas personally known to me be (or 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Signature *Judy Quick*

STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)

- a) 007-380-53
- b) _____
- c) _____
- d) _____

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FO: **Eureka County - NV**
 By: **Mike Rebaleati - Recorder**
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 Date Recorded By LH PRTT: \$423.15
 Notes: _____

2 Type of Property:

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other _____ | |

- 3. a Total Value/Sales Price of Property **\$108,240.00**
- b Deed in Lieu of Foreclosure Only (value of property) (_____)
- c Transfer Tax Value: **\$108,240.00**
- d Real Property Transfer Tax Due **\$ 423.15**
- 4. **If Exemption Claimed:**
 - a Transfer Tax Exemption per NRS 375.090, _____.
 - b Explain Reason for Exemption: _____

5. Partial Interest: Percentage 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 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 *Carmen Navejas*
Carmen Navejas, 11-02428-US-NV

Capacity Trustee Sales Officer

Signature _____
SELLER (GRANTOR) INFORMATION

Capacity Grantee
BUYER (GRANTEE) INFORMATION

National Default Servicing Corp.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

U.S. Bank National Association
4801 Frederica Street
Owensboro KY 42301

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

Print Name: _____

Escrow #: _____

Address: LSI Title Agency, Inc.
3220 El Camino Real
Irvine CA 92602

City: _____

State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED