

DOC# 231607

06/29/2016

10:29AM

Official Record

Requested By
SERVICELINK TITLE AGENCY INC.

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3 Fee: \$16.00
Recorded By SS RPTT: \$263.25
Book- 0592 Page- 0249

RECORDING REQUESTED BY:

AND WHEN RECORDED RETURN TO:
U.S. Bank National Association
4801 Frederica Street, Owensboro, KY 42301

Forward Tax Statements to
the address given above



0231607

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 9636-0267

TSG Order #: 150315965-NV-VOO

TRUSTEE'S DEED UPON SALE

A.P.N.: 007-396-25

Transfer Tax: \$263.25

The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was 115,811.42
The Amount Paid by the Grantee was 67,200.00
Said Property is in the City of EUREKA, County of Eureka

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

NBS Default Services, LLC, 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: U.S. Bank National Association (herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed 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 F AS SHOWN ON THAT CERTAIN PARCEL MAP FOR GARY AND JONILYNN HALL FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON AUGUST 19, 1988, AS FILE NO. 120755, BEING A PORTION OF PARCEL "D" OF PARCEL MAP, DOCUMENT NO. 118810, E1/2 SECTION 17, 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 U.S.A. IN PATENT RECORDED APRIL 15, 1966, IN BOOK 10, PAGE 331, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA. EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THEIR RIGHT, TITLE AND INTEREST IN THE MINERAL RIGHTS LYING IN AND UNDER SAID LAND AS RESERVED BY EARL A. RASMUSSEN AND LAVERNIA C. RASMUSSEN, AS CO-TRUSTEES OF THE RASMUSSEN TRUST, ET AL IN DEEDS RECORDED MARCH 26, 1996, IN BOOK 294 AND PAGES 266 AND 274, AND RECORDED JULY 11, 1996, IN BOOK 297, PAGES 482, 485, 490, 494, 498 AND 502, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA. MANUFACTURED HOME WHICH IS AFFIXED AND ATTACHED TO THE LAND AND IS PART OF THE REAL PROPERTY. MODEL YEAR: 2008. MAKE: CMH. MODEL: BERKSHIRE FIRESIDE. SIZE: 162 IN. X 624 IN. AND 162 IN. X 624 IN. VEHICLE IDENTIFICATION NUMBER (VIN): SACO33501CAAB.

This conveyance is in compliance with the terms and provisions of the Deed of Trust executed by NEIL TERRY AND ALEXANDRIA WEAVER-TERRY, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, dated 11/21/2012 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 Election to Sell under the Deed of Trust recorded on

11/28/2012, as Document No.: 222186, Book No.: 542, Page No.: 159 and re-recorded on 1/9/13 as Document No.: 223637, Book No.: 546, Page No.: 212 of Official Records. The Trustee has complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the said 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 Civil Code 107.050.

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 06/23/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$67,200.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, NBS Default Services, LLC as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: June 23, 2016

NBS Default Services, LLC

By: _____

Gaby Ospino

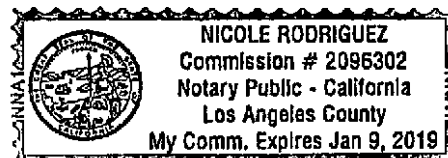
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On JUN 24 2016 before me, Nicole Rodriguez, a Notary Public, personally appeared, Gaby Ospino, 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.



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 007-396-25 _____
- 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 \$ 67,200.00
- b. Deed in Lieu of Foreclosure Only (value of property (0))
- c. Transfer Tax Value: \$ 67,500.00
- d. Real Property Transfer Tax Due \$ 263.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: Foreclosure Sale

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: Foreclosure Associate

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: NBS Default Services LLC
Address: 301 E Ocean Blvd #1720
City: Long Beach
State: CA Zip: 90802

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: U.S. Bank National Association
Address: 4801 Frederica Street
City: Owensboro
State: KY Zip: 42301

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

Print Name: SEAVILLE LINK Escrow # _____
Address: 3220 EL CAMINO REAL
City: IRVINE State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

