

DOUGLAS COUNTY, NV
RPTT:\$323.70 Rec:\$35.00
\$358.70 Pgs=3
STEWART TITLE ELKO
KAREN ELLISON, RECORDER

2018-909337

01/18/2018 08:58 AM

APN# 1121-05-513-003

Recorded at the Request of:
Stewart Title Company
810 Idaho Street
Elko, Nevada 89801

When recorded Mail this document
and Tax Statements to:
Wells Fargo Home Mortgage
8480 Stagecoach Circle
Frederick, MD 21701

Order No.: 01415-15703

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 16th day of January, 2018 by STEWART TITLE COMPANY, a Texas corporation, as Trustee as hereinafter stated, and hereinafter referred to as Trustee and Wells Fargo Bank N.A. herein referred to as grantee

WITNESSETH:

WHEREAS, Robert L. Shorback by Deed of Trust dated July 7, 2008, and recorded July 11, 2008, as Document No. 726549 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on December 16, 2017, the then beneficiary) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded January 13, 2017, as Document No. 2017-893379, of Official Records, Douglas County, Nevada; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Douglas County, Nevada in which the premises to be sold is situated, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash,

lawful money of the United States of America, on May 24, 2017, at the hour of 1:00p.m., at the front entrance of Nevada Legal News, located at 1038 Buckeye Road aka 1625 8th Street, Minden, Nevada 89423.

WHEREAS, a true and correct copy of said Notice were posted in a public place in the County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$82,950.00, said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

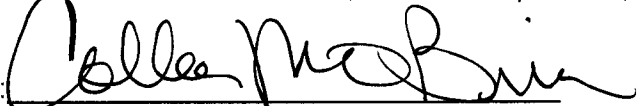
The Leasehold Estate created by the sublease executed by Samuel K. Cohen, Trustee of the Sixth Amended and Restated 1987 Samuel Cohen Trust Agreement dated August 31, 1987, as Assignee dated August 22, 2007, as Lessor, to Robert L. Shorback, a single man, as Lessee. Dated May 30, 2008 and recorded July 11, 2008 in Book 708, at Page 1755, as Document No. 726548, the following described premises to-wit:

Lot 125, as set forth on Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 4, being filed for record with the Douglas County Recorder on December 23, 2002, in Book 1202, Page 10400, as Document No. 561783.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.


IN WITNESS WHEREOF, the said Stewart Title Company, a Texas corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Division President - Elko thereunto duly authorized by resolution of its board of directors.


STEWART TITLE COMPANY, a Texas corporation, as Trustee,

BY: 
Colleen M. O'Brien
Division President - Elko

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

This instrument was acknowledged before me, a notary public on 1-16-18 by Colleen M. O'Brien as Division President- Elko of Stewart Title Company


NOTARY PUBLIC

 **BRIDGET CARROLL**
NOTARY PUBLIC - STATE of NEVADA
Elko County - Nevada
CERTIFICATE # 03-81060-6
APPT. EXP. MAR. 7, 2019

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1121-05-513-003
 b) _____
 c) _____
 d) _____

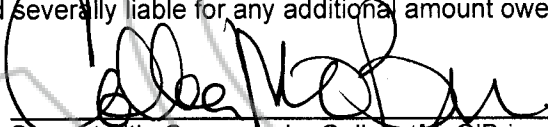
2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt.Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sale Price of Property \$82,950.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$82,950.00
 Real Property Transfer Tax Due: \$323.70

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: Based on successful bid at FCL sale plus costs

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  Capacity Division President
 Stewart Title Company by Colleen M. O'Brien

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Title Company
 Address: 810 Idaho Street
 City: Elko
 State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wells Fargo Bank. N.A.
 Address: 8480 Stagecoach Circle
 City: Frederick
 State: MD Zip: 21701

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

Print Name: Stewart Title Company Escrow #: 01415-15703
 Address: 810 Idaho Street
 City: Elko State: NV Zip: 89801