

DOC # 821240
04/08/2013 09:41AM Deputy: GB
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-413 PG-1630 RPTT: 429.00



APN#: 1220-21-610-143

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 057229-ARW

When Recorded Mail To:
NRES-NV1, LLC
503 North Nevada Street
Carson City, NV 89703

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Annette McClean
Annette McClean Escrow Assistant

**THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY
and without liability for the consideration therefor, or as to the validity,
or sufficiency of said instrument, or for the effect of such recording
on the title of the property involved.**

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

NRES-NV1, LLC
503 NORTH NEVADA STREET
CARSON CITY NV 89703

FORWARD TAX STATEMENTS TO:

NRES-NV1, LLC
503 NORTH NEVADA STREET
CARSON CITY NV 89703

NDSC File No. : 11-36450-JP-NV
Loan No. : 5303327299
Title Order No. : 110565871-NV-GTO

APN: 1220-21-610-143

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 429.00

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$286,309.02.**

The amount paid by the Grantee was **\$109,941.00.**

The property is in the city of **GARDNERVILLE**, County of **DOUGLAS**, 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 :

NRES-NV1, LLC

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

Lot 491 as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada as Document No. 66512.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **CHRISTOPHER SIANO AND HEIDI SIANO, HUSBAND AND WIFE AS JOINT TENANTS** , as Trustor, recorded on **11/18/2005** as Instrument No. **0661086** (or Book, Page) of the Official Records of **DOUGLAS** 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.



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Trustee's Deed Upon Sale
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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 **03/20/13** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$109,941.00.**

Dated: 03/21/13
Corporation

National Default Servicing Corporation, an Arizona

By: *Teresa Mouldenhauer*
Teresa Mouldenhauer, Trustee Sales Officer

State of ARIZONA
County of MARICOPA

On 3-21-2013 before me, the undersigned, a Notary Public for said State, personally appeared Teresa Mouldenhauer 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

Judy A. Reynolds
Judy A. Reynolds

