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Doc Number: **0837781**

02/05/2014 12:55 PM

OFFICIAL RECORDS

Requested By:
NORTHERN NEVADA VENTURES LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00
Bk: 0214 Pg: 448 RPTT \$ 1,663.35



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

NORTHERN NEVADA VENTURES LLC 2/3,
RICHARD KUDRNA 1/3, AS TENANTS
IN COMMON
PO BOX 457
ZEPHYR COVE NV 89448

FORWARD TAX STATEMENTS TO:

NORTHERN NEVADA VENTURES LLC 2/3,
RICHARD KUDRNA 1/3, AS TENANTS
IN COMMON
PO BOX 457
ZEPHYR COVE NV 89448

NDSC File No. : 11-30077-EM-NV
Title Order No. : 110023122-NV-GTO

APN: 1420-35-411-029

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$776,860.11**

The amount paid by the Grantee was **\$426,100.00.**

The property is in the city of **MINDEN**, 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 :

NORTHERN NEVADA VENTURES LLC 2/3, RICHARD KUDRNA 1/3, AS TENANTS IN COMMON

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

Lot 69, in Block B, as set forth on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2 filed for record with the Douglas County Recorder on June 18, 2003, in Book 603, of Official Records, Page 9143 as Document No. 580419.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **RICHARD W. VAN DERCK AND LINDA VAN DERCK, HUSBAND AND WIFE**, as Trustor, recorded on 06/19/2007 as Instrument No. **0703383 BK 0607 PG 5999** (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.

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 **01/08/14** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$426,100.00**.

Dated: 01/10/14
Corporation

National Default Servicing Corporation, an Arizona

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

State of ARIZONA
County of MARICOPA

On 1/10/14 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 *Lindsay Roseboom*

