

DOUGLAS COUNTY, NV

2015-856439

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

02/04/2015 12:15 PM

FIRST AMERICAN NATIONAL DEFAULT TITLE

KAREN ELLISON, RECORDER

E02

APN: 1022-15-001-071

Recording requested by and:

MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:  
Federal National Mortgage Association c/o  
Green Tree Servicing LLC  
7360 Kyrene Road  
Tempe, AZ 85283

Space above this line for recorder's use only

File No. 7042.12609

Title Order No. 8459233

MIN No. 1001337-0003435414-5

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$136,964.73
- 3) The amount paid by the grantee at the trustee sale was: \$136,964.73
- 4) The documentary transfer tax is: \$0.00
- 5) Said property is in: the County of Douglas

and **Northwest Trustee Services, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

### Federal National Mortgage Association

(herein called grantee), all of its right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, and described as follows:

**LOT 21, IN BLOCK G, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.**

### RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **02/06/09**, executed by **GEORGE B WOODARD JR, AND MARY PACHOLKE, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR COUNTRYWIDE BANK, FSB** as beneficiary, recorded **02/17/09**, as Instrument No. **737763**, of Official Records in the Office of the Recorder of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **January 28, 2015** at the place named in the Notice of Sale, in the County of **Douglas, Nevada**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$136,964.73** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Date: 2/3/15

**NORTHWEST TRUSTEE SERVICES, INC.**

By: [Signature]  
Huong Do, Assistant Vice President

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  
ss.  
County of Orange

On 2/3/15 before me, Kristerfer LaDuke, Notary Public, personally appeared Huong Do, who 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.

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.

Signature: [Signature] (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1022-15-001-071  
 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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 136,964.73  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 02  
 b. Explain Reason for Exemption: Transfer to a government entity: Federal National Mortgage Association

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: *Kristofer La Duke*

Capacity: Trustee

Signature: \_\_\_\_\_

Capacity: Trustee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Northwest Trustee Services, Inc.  
 Address: 1241 E Dyer Rd, Ste 250  
 City: Santa Ana  
 State: CA      Zip: 92705

Print Name: FNMA c/o Green Tree Servicing  
 Address: 7360 Kyrene Road  
 City: Tempe  
 State: AZ      Zip: 85283

**COMPANY REQUESTION RECORDING**

Print Name: First American Title Insurance Company  
 Address: 3 First American Way  
 City: Santa Ana

Escrow #: \_\_\_\_\_  
 State: CA      Zip: 92705