

DOUGLAS COUNTY, NV
RPTT:\$586.95 Rec:\$15.00
\$601.95 Pgs=2
LSI TITLE AGENCY INC.
KAREN ELLISON, RECORDER

2015-856829

02/12/2015 02:37 PM

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Wells Fargo Bank, N.A.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.
4101 Wiseman Blvd
San Antonio, TX 78251

APN: 1220-16-810-012

NDSC File No. : 11-31297-WA-NV
Title Order No. : 110314377-NV-GTO

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 586.95

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$297,406.61**

The amount paid by the Grantee was **\$150,002.00**

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 :

Wells Fargo Bank, N.A.

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

LOT 12, BLOCK E, AS SAID LOT AND BLOCK ARE SHOWN ON THE OFFICIAL OF GARDNERVILLE RANCHOS UNIT NO.4, FILED IN THE OFFICE OF THE COUNTY RECORDER, OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 55, AS DOCUMENT NO. 35914.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **ROBERT S RANKIN, AN UNMARRIED MAN**, as Trustor, recorded on **05/02/2005** as Instrument No. **0643285 BK 0505 PG 00332** (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 **02/04/15** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$150,002.00**.

Dated : 2/5/15

National Default Servicing Corporation, an Arizona Corporation

By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

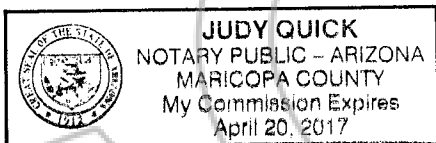
State of: Arizona
County of: Maricopa

On 2-5, 2015, before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada**, personally known to me be (or 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.

WITNESS my hand and official seal,

Signature

Judy Quick



STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
 a) 1220-16-810-012
 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 \$150,002.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$150,002.00
 d Real Property Transfer Tax Due \$ 586.95

4. **If Exemption Claimed:**
 a Transfer Tax Exemption per NRS 375.090, _____
 b Explain Reason for Exemption: Bid Plus Cost

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declare 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 *Genevieve Mada* Capacity Trustee Sales Officer
 Genevieve Mada, 11-31297-WA-NV

Signature _____
SELLER (GRANTOR) INFORMATION
 National Default Servicing Corp.
 7720 N. 16th Street, Suite 300
 Phoenix, AZ 85020

Capacity Grantee
BUYER (GRANTEE) INFORMATION
 Wells Fargo Bank, N.A.
 4101 Wiseman Blvd
 San Antonio TX 78251

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

Print Name: HSI Title Care Escrow #: 110314377
 Address: 3220 El Camino Real
 City: Irvine State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED