

DOUGLAS COUNTY, NV  
RPTT:\$659.10 Rec:\$15.00  
\$674.10 Pgs=2  
LSI TITLE AGENCY INC.  
KAREN ELLISON, RECORDER

**2015-857137**

**02/19/2015 10:05 AM**

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :  
**JPMorgan Chase Bank, National Association**  
**111 East Wisconsin Ave**  
**Mail Station WI1-4033**  
**Milwaukee, WI 53202**  
FORWARD TAX STATEMENTS TO:  
**JPMorgan Chase Bank, National Association**  
**111 East Wisconsin Ave**  
**Mail Station WI1-4033**  
**Milwaukee, WI 53202**

APN: 1319-30-614-001

NDSC File No. : 12-33354-JP-NV  
Title Order No. : 120260590-NV-GTO

### **TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$ 659.10  
The Grantee herein **WAS** the Beneficiary  
The amount of the unpaid debt was **\$282,304.13**  
The amount paid by the Grantee was **\$168,923.71**  
The property is in the city of **STATELINE**, 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 :

**JPMorgan Chase Bank, National Association**

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

**Unit A, as set forth on the Condominium Map of Lot 10 of Second Amended Map of Tahoe Village Unit No. 2, recorded February 2, 1979, as Document No. 29640, Official Records of Douglas County, Nevada. Together With an undivided 1/8th interest in and to that portion designated as Common Area as set forth on the Condominium Map of Lot 10 of Second Amended Map of Tahoe Village No. 2, recorded February 2, 1979 as Document No. 29640, Official Records of Douglas County, State of Nevada.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **TERRY KENT MCCLELLAN AND SUSAN ELIZABETH MCCLELLAN**, as Trustor, recorded on **11/13/2003** as Instrument No. **0596638 BK1103 PG05605** (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 **02/11/15** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$168,923.71**.

Dated : 2/12/15

National Default Servicing Corporation, an Arizona Corporation

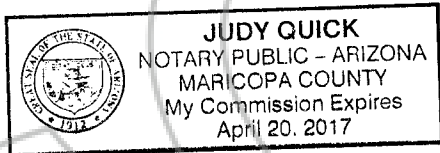
By: *Genevieve Mada*  
**Genevieve Mada, Trustee Sales Officer**

State of: Arizona

County of: Maricopa

On 2-12, 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) 1319-30-614-001  
 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 \$168,923.71  
 b Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c Transfer Tax Value: \$168,923.71  
 d Real Property Transfer Tax Due \$ 659.10

4. **If Exemption Claimed:**  
 a Transfer Tax Exemption per NRS 375.090, \_\_\_\_\_  
 b Explain Reason for Exemption: \_\_\_\_\_

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 7-1215* Capacity Trustee Sales Officer  
 Genevieve Mada, 12-33354-JP-NV

Signature \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**  
 National Default Servicing Corp.  
 7720 N. 16<sup>th</sup> Street, Suite 300  
 Phoenix, AZ 85020

Capacity Grantee  
**BUYER (GRANTEE) INFORMATION**  
 JPMorgan Chase Bank  
 111 East Wisconsin Ave  
 Mail Station WI1-4033  
 Milwaukee WI 53202

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: *LSI Title Agency* Escrow #: *120260590*  
 Address: *3220 El Comero Rd*  
 City: *Juvenile* State: *CA* Zip: *92602*