

DOUGLAS COUNTY, NV

2015-858915

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/19/2015 03:59 PM

FIRST AMERICAN NATIONAL DEFAULT TITLE

KAREN ELLISON, RECORDER

E02

APN No.: 1420-33-810-067  
Recording Requested by:

When Recorded Mail to:  
Federal National Mortgage Association  
14221 Dallas Parkway Suite 1000  
Dallas, TX 75254

Forward tax statements to the address given above

TS No.: NV-13-563662-AB

Space above this line for recorders use only

Order No.: 8288562

Grantee: Federal National Mortgage Association

Grantee Address: c/o Nationstar Mortgage LLC  
8950 Cypress Waters Boulevard, , Coppell, TX 75019

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

## Trustee's Deed Upon Sale

Transfer Tax:

\$0.00

### THE UNDERSIGNED GRANTOR DECLARES:

The Grantee Herein IS the Foreclosing Beneficiary

The amount of the unpaid debt together with costs was:

\$479,783.53

The amount paid by the grantee at the trustee sale was:

\$479,783.53

The documentary transfer tax is:

\$0.00

Said property is in the City of: **MINDEN**, County of **DOUGLAS**

**QUALITY LOAN SERVICE CORPORATION**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

**Federal National Mortgage Association ("Fannie Mae")**, a corporation organized and existing under the laws of the United States of America

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **DOUGLAS**, State of **Nevada**, described as follows:

LOT 16, OF IDLE ACRES SUBDIVISION, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 5 1960, IN BOOK 1 OF MAPS, DOCUMENT NO. 15812.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MARK A. MUNOZ AND KIMBERLY A. MUNOZ, HUSBAND AND WIFE AS JOINT TENANTS.**, as trustor, dated **4/7/2006**, and recorded on **4/19/2006** as **Instrument No. 0673072**, of Official Records in the office of the Recorder of **DOUGLAS**, Nevada, under the authority and powers

TS No.: NV-13-563662-AB

vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on **10/2/2014**, instrument no **2014-850292**, Book xxx , Page xxx , of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

Default occurred as set forth in a Notice of Breach 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 Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell 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 **3/11/2015** 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 **\$479,783.53** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-13-563662-AB

Date:

MAR 18 2015

QUALITY LOAN SERVICE CORPORATION

By: Denise Penaflorida, Assistant Secretary

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

County of: San Diego

MAR 18 2015

COURTNEY PATANIA

On Denise Penaflorida before me, a notary public, personally appeared Denise Penaflorida, who 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.

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.

(Seal)

Courtney Patania  
Signature  
COURTNEY PATANIA



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-33-810-067
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property): \$479,783.53  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section (2)
- b. Explain Reason for Exemption: A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.

**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 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.

Date: 3/18/15  
 Signature: *Denise Penaflorida* Capacity: Assistant Secretary  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(Required)**

Print Name: Quality Loan Service Corp.  
 Address: 411 Ivy Street  
 City: San Diego  
 State: CA Zip: 92101

**BUYER (GRANTEE) INFORMATION  
(Required)**

Print Name: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America c/o Nationstar Mortgage LLC  
 Address: 14221 Dallas Parkway, Suite 1000  
 City: Dallas  
 State: Texas Zip: 75254

**COMPANY REQUESTING RECORDING**

Print Name: First American Title Insurance Company Escrow No.: 8288562  
 Address: 3 First American Way  
 City: Santa Ana State: CA Zip: 92707