

DOUGLAS COUNTY, NV 2015-860797
RPTT:\$737.10 Rec:\$15.00
Total:\$752.10 04/23/2015 04:55 PM
RACHEL ALEXANDER Pgs=3

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Chris Fischer & Rachel Alexander
1365 Macenna Lane
Gardnerville NV 89410

FORWARD TAX STATEMENTS TO:

Chris Fischer & Rachel Alexander
1365 Macenna Lane
Gardnerville NV 89410



KAREN ELLISON, RECORDER

NDSC File No. : 14-01634-WF-NV
Title Order No. : 61402953

APN: 1420-34-710-065

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$208,140.35**

The amount paid by the Grantee was **\$189,000.00.**

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 :

Chris Fischer 2/3 Interest & Rachel Alexander 1/3 Interest, As Tenants In Common

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

Lot 101 Of Sierra View Subdivision, According To The Map Thereof Filed In The Office Of The County Recorder Of Douglas County, State Of Nevada, On April 18, 1960, In Book 02, Page 105, As Document No. 15897.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Warren B Andrews and Alisa C Andrews, husband and wife** , as Trustor, recorded on **06/28/2012** as Instrument No. **804828 BK-612 PG-6581** (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 **04/08/15** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$189,000.00**.

Dated: 04/15/15
Corporation

National Default Servicing Corporation, an Arizona Corporation

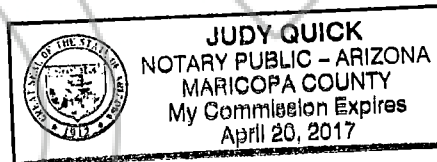
By: Carmen Navejas 4/15/15
Carmen Navejas, Trustee Sales Officer

State of ARIZONA
County of MARICOPA

On 4-15-2015 before me, the undersigned, a Notary Public for said State, personally appeared **Carmen Navejas** 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 Judy Quick



STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)
a) 1420-34-710-065
b) _____
c) _____
d) _____

- 2 Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$189,000.00
b Deed in Lieu of Foreclosure Only (value of property) (_____)
c Transfer Tax Value: \$189,000.00
d Real Property Transfer Tax Due 737.10

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 Carmen Navejas 4/15/15 Capacity Trustee Sales Officer
Carmen Navejas, 14-01634-WF-NV

Signature _____	Capacity <u>Grantee</u>
<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
National Default Servicing Corp. 7720 N. 16 th Street, Suite 300 Phoenix, AZ 85020	Chris Fischer & Rachel Alexander 1365 Macenna Lane Gardnerville, NV 89410

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED