

DOUGLAS COUNTY, NV

2015-862415

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

05/21/2015 09:17 AM

PREMIER AMERICAN TITLE

KAREN ELLISON, RECORDER

E02

RECORDING REQUESTED BY :
National Default Servicing Corporation
WHEN RECORDED MAIL TO :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707
Forward Tax Statements to :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707

APN: 1022-10-001-013

NDSC File No. : 14-01722-GT-NV

Title Order No. : 61403171

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$160,394.19**.

The amount paid by the Grantee was **\$115,000.00**.

The property is in the city of **Wellington**, 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 :

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

Lot 70, Of Topaz Ranch Estates Unit No. 2, According To The Map Thereof, Filed In The Office Of The County Recorder Of Douglas County, State Of Nevada, On February 20, 1967, In Book 47, Page 761, As Document No. 35464.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Michael Hedger and Eileen Hedger, husband and wife**, as Trustor, recorded on **09/26/2005** as Instrument No. **0655996 BK- 0905 PG- 10118** (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, and 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 05/13/15 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$115,000.00.

Dated : 5/14/15

National Default Servicing Corporation, an Arizona Corporation

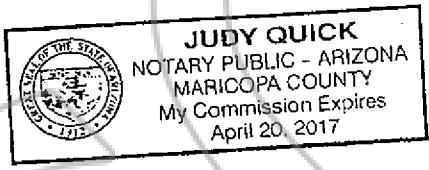
By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On 5-14, 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) 1022-10-001-013
 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'//Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other _____ | | |

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

3. a Total Value/Sales Price of Property \$115,000.00
 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 2.
 b Explain Reason for Exemption: Transferred to a Government Entity
BID PLUS COSTS

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, 14-01722-GT-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	FEDERAL NATIONAL MORTGAGE ASSOCIATION 135 North Los Robles Ave. Pasadena CA 91101-1707

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

Print Name: _____ Escrow #: 61403171
 Premier American Title Agency, Inc.
 Address: _____ 400 N. Stephanie Street, Suite 140
 Henderson, NV 89014
 City: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED