

DOUGLAS COUNTY, NV

2015-862459

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

05/21/2015 01:49 PM

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: 1220-10-301-009

NDSC File No. : 13-01345-GT-NV

Title Order No. : 61303115

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$438,982.19.

The amount paid by the Grantee was \$438,982.19.

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 :

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED MARCH 25, 1975, IN BOOK 375, PAGE 638, DOCUMENT NO. 78991, 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 **Craig McMorris and Sherrye McMorris Husband and Wife as Community Property with Right of Survivorship**, as Trustor, recorded on 07/12/2005 as Instrument No. 0649452 (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 \$438,982.19.

Dated : 5/14/15

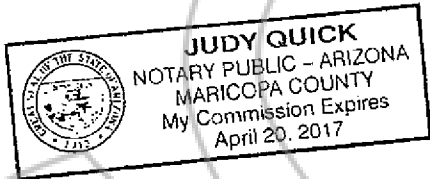
National Default Servicing Corporation, an Arizona Corporation

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) 1220-10-301-009
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 \$438,982.19
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 5-14-15 Capacity Trustee Sales Officer
Genevieve Mada, 13-01345-GT-NV

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

Capacity Grantee
BUYER (GRANTEE) INFORMATION
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 #: 61303115
Premier American Title Agency, Inc.
Address: _____ 400 N. Stephanie Street, Suite 140
City: _____ Henderson, NV 89014 p: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED