

DOUGLAS COUNTY, NV

**2015-866424**

RPTT:\$980.85 Rec:\$16.00

\$996.85 Pgs=3

**07/17/2015 08:37 AM**

FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

APN#: 1319-18-212-013

**RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE INS CO  
AS AN ACCOMMODATION ONLY**

**MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:  
The Bank of New York Mellon  
1770 4<sup>th</sup> Avenue  
San Diego, CA 92101**

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**The Undersigned Hereby Affirms That There Is No Social Security Number  
Contained In This Document.**

ORDER#8570278  
REF#NV-15-4577-SLM

**TRUSTEE'S DEED UPON SALE**

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**TITLE OF DOCUMENT**

**FIRST AMERICAN TITLE INSURANCE COMPANY  
SUBMITS THIS DOCUMENT FOR RECORDATION  
AS A COURTESY, FOR PHYSICAL CONVENIENCE ONLY  
FIRST AMERICAN TITLE INSURANCE COMPANY HAS  
NOT EXAMINED THIS DOCUMENT FOR ITS VALIDITY,  
SUFFICIENCY, OR EFFECT, IF ANY, UPON TITLE TO THE  
REAL PROPERTY DESCRIBED HEREIN**

**RECORDING REQUESTED BY :**

**FIRST AMERICAN TITLE  
WHEN RECORDED MAIL TO :**

The Bank of New York Mellon  
1770 4th Avenue  
San Diego CA 92101

**FORWARD TAX STATEMENTS TO:**

The Bank of New York Mellon  
1770 4th Avenue  
San Diego CA 92101

NDSC File No. : 13-01304-GT-NV  
Title Order No. : 61303032

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APN: **1319-18-212-013**

**TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$ *980.85*

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$232,928.42**

The amount paid by the Grantee was **\$251,100.00.**

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 :

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE FOR THE CWHQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-E

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

**LOT 18, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY ACRES UNIT NO. 3, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON APRIL 5, 1965, AS DOCUMENT NO. 27587, DOUGLAS COUNTY, NEVADA**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **KENNETH ALLEN RALLS AND SHIRLEY RALLS, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, recorded on **06/30/2003** as Instrument No. **0582059 BK 0603 PG 17580** (or Book, Page) of the Official Records of **DOUGLAS** County, **NV**.

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Trustee's Deed Upon Sale  
Page 2

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 **06/24/15** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$251,100.00**.

Dated: 07/01/15  
Corporation

National Default Servicing Corporation, an Arizona

By: Carmen Navejas 7/1/15  
Carmen Navejas, Trustee Sales Officer

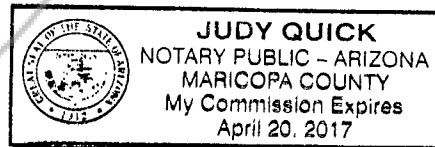
State of ARIZONA  
County of MARICOPA

On 7-1-2015 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) 1319-18-212-013  
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 \$251,100.00  
b Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c Transfer Tax Value: \$251,100.00  
d Real Property Transfer Tax Due \$980.85

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 7/1/15 Capacity Trustee Sales Officer  
Carmen Navejas, 13-01304-GT-NV

Signature \_\_\_\_\_ Capacity Grantee  
**SELLER (GRANTOR) INFORMATION**      **BUYER (GRANTEE) INFORMATION**  
National Default Servicing Corp.      The Bank of New York Mellon  
7720 N. 16<sup>th</sup> Street, Suite 300      1770 4th Avenue  
Phoenix, AZ 85020      San Diego, CA 92101

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: First American      Escrow #: NV-15-4577-SLM  
Address: 3 First American Way  
City: Santa Ana      State: Ca      Zip: 92707