

A.P.N.: 1420-08-210-047

RECORDING REQUESTED BY:
CLEAR RECON CORP.

AND WHEN RECORDED TO:

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # **004139-NV** Loan #: *******9909**
Order #: **1477397**

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: **\$0.00**
The Grantee Herein **was** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$253,435.69**
The Amount Paid by the Grantee was **\$206,000.00**
Said Property is in the City of **CARSON CITY**, County of **Douglas**

CLEAR RECON CORP., 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

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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 18, IN BLOCK G, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 1, 1994 IN BOOK 694, PAGE 1, AS DOCUMENT NO. 338607, OFFICIAL RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GERALD COHEN AND BARBARA COHEN, TRUSTEES OF THE GERALD JERRY AND BARBARA COHEN LIVING TRUST AGREEMENT DATED JULY 10, 2002** as Trustor, dated **10/15/2004** of the Official Records in the office of the Recorder of **Douglas**, Nevada under the authority and powers 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 **11/8/2004**, instrument number **0628693** Book **1104**, Page **3451** **Deed of Trust re-recorded on 1/30/2014 as Instrument Number 837516, Book 114 Page 4967.** 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

TRUSTEE'S DEED UPON SALE

T.S. #: 004139-NV
Loan #: *****9909
Order #: 1477397

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 7/22/2015. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ 206,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 7/23/15

CLEAR RECON CORP.

Nicole Yost

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} ss
County of San Diego}

On JUL 23 2015 before me Renata Byra Notary Public, personally appeared Nicole Yost 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.

Signature Renata Byra (Seal)



THIS INSTRUMENT IS RECORDED AT THE REQUEST OF SERVICELINK AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECTS UPON TITLE.

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- (a) 1420-08-210-047
- (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

3. Total Value/Sales Price of Property:

\$206,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$206,000.00

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: Transfer to a Government Entity

5. Partial Interest: Percentage being transferred: _____ %

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.

Signature [Signature] Capacity Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CLEAR RECON CORP
 Address: 4375 JUTLAND DRIVE, SUITE 200
 City: SAN DIEGO
 State: CA Zip: 92117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Address: 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2951

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ServiceLink Title Agency Escrow #: _____
 Address: 3220 El Camino Real
 City: IRVINE State: CA Zip: 92602