

APN Number:1320-30-802-017

Recording Requested By
First American Trustee Servicing Solutions, LLC
1500 Solana Blvd, Bldg 6, 1st Floor
Westlake, TX 76262

When Recorded & Mail Tax Statements To :
Federal National Mortgage Association
14221 Dallas Parkway Suite 1000
Dallas TX 75254

Title Order Number : 8432009
TS Number : NV1400258730
Loan Type : Conventional

TRUSTEES DEED UPON SALE

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

The undersigned grantor declares under penalty of perjury

- 1) The grantee herein WAS the foreclosing Beneficiary
- 2) The amount of the unpaid debt together with costs was..... \$ 306,215.84
- 3) The amount paid by the Grantee at the trustee sale was..... \$ 260,000.00
- 4) The documentary transfer tax is \$ 0.00

5) Said property is INCORPORATED MINDEN

And First American Trustee Servicing Solutions, LLC , (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, expressed or implied to :

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS in the State of Nevada, described as follows :

See Exhibit A attached hereto and made a part hereof.

Recitals :

This conveyance is made pursuant to the powers conferred upon the Trustee by that certain Deed of Trust dated 07/05/2007 and executed by ,

CLIFFORD JAMES MORIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

**First American Mortgage Solutions
As An Accommodation Only**

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as Trustor, and recorded 07/10/2007, as Instrument No. 0704801, in Book 0707 , Page 2891, of Official Records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the County Recorder of said County.

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All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on 08/12/2015 at the place named in the Notice of Sale, in the County of DOUGLAS State of Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of \$260,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

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

Date : August 13, 2015

First American Trustee Servicing Solutions, LLC

By : *Lisa A. McSwain*
Lisa A. McSwain, Supervisor

State of Texas
County of Tarrant

Before me Nicole Davis, a Notary Public , on this day personally appeared

Lisa A. McSwain
Lisa A. McSwain, known to me to be the person whose name is subscribed to therefore going instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this day of 8-13-15

Witness my hand and official seal

Signature : *Nicole Davis*



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Exhibit A

Legal Description

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE SOUTH ½ OF LOT 1 OF MINDEN ACRE TRACTS AS SHOWN ON THAT MAP FILED FOR RECORD ON DECEMBER 07, 1925 IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF THE PARCEL, AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 WITH THE EASTERLY LINE OF 10TH STREET OF THE TOWN OF MINDEN, SAID POINT BEING DESCRIBED AS BEARING SOUTH 26°35' WEST, A DISTANCE OF 175.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, AT THE INTERSECTION WITH THE WESTERLY LINE OF SAID 10TH STREET OF MINDEN, WITH THE SOUTHERLY LINE OF U.S. HIGHWAY 395; THENCE SOUTH 26°35' WEST, ALONG THE LINE BETWEEN 10TH STREET OF THE TOWN OF MINDEN AND LOT 1 OF SAID MINDEN ACRE TRACTS, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTHEASTERLY CORNER OF THE PARCEL; NORTH 63°25' WEST, A DISTANCE OF 125.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE PARCEL; THENCE NORTH 26°35' EAST, A DISTANCE OF 85.00 FEET AT A POINT AT THE NORTHWESTERLY CORNER OF THE PARCEL, AT THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 1; THENCE SOUTH 63°25' EAST, ALONG SAID NORTH LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-802-017
 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 \$ 260,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value \$ _____
 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 Transferring to Government Agency-Federal National Mortgage Association
 5. Partial Interest: Percentage being transferred: 100 %

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 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 of 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any addition amount owed.

Signature *Lisa A. McSwain* Capacity **Lisa A. McSwain, Supervisor**
 Signature *Tammy Rossum* Capacity **Tammy Rossum, Supervisor**

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: First American Trustee Servicing Solutions, LLC
 Address: 1500 Solana Blvd, Bldg 6, 1st Floor
 City: Westlake
 State: TX Zip: 76262

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Federal National Mortgage Association
 Address: 14221 Dallas Parkway Suite 1000
 City: Dallas
 State: TX Zip: 75254

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Mortgage Solutions Escrow # : NV1400258730
 Address: 3 FIRST AMERICAN WAY
 City: SANTA ANA State: CA Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED