

DOUGLAS COUNTY, NV **2015-873404**
RPTT:\$1068.60 Rec:\$15.00
\$1,083.60 Pgs=2 12/01/2015 12:16 PM
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

RECORDING COVER PAGE

APN 1420-34-710-005

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV07000062-14-1

Title Order No. 140046979-NV-MAO

RECORDING REQUESTED BY:

LSI Title Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

This page provides additional information required by NRS 111.312 Sections 1-2.

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$314,074.57**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$273,600.00**
- 4) The documentary transfer tax is: **\$1,068.60**
- 5) Said property is in the city of: MINDEN

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **Wells Fargo Bank, N.A.**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

Lot 5 of SIERRA VIEW SUBDIVISION, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, on April 18, 1960, in book 2, page 105, as Document no. 15897.

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated February 4, 2008, made to LOWELL D ANDERSON, AN UNMARRIED MAN AND LARRY D ANDERSON, A MARRIED PERSON AND LEXIE M ANDERSON, A MARRIED PERSON and recorded on February 11, 2008, as Instrument No. 717876, in Book 208, on Page 2373, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **November 25, 2015** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$273,600.00** cash, in lawful money of the United States, which has been paid.

Dated: 11/30/2015

MTC Financial Inc. dba Trustee Corps

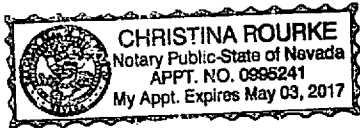
[Signature]
By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on November 30, 2015, by DOUGLAS NUNEZ

[Signature]
Notary Public Signature

Christina Rourke
Printed Name



My Commission Expires: 5/3/17

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1420-34-710-005
 - 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 \$ 273,600.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 273,600.00
- d. Real Property Transfer Tax Due \$ 1,068.60
- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 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 _____ *11-30-15* Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Katherine Le, Docs Processor
 Trustee Corps
 Address: 3571 Red Rock Street, Suite A
 City: Las Vegas
 State: NV Zip: 89103

Print Name: Wells Fargo Bank, N.A.
 Address: 3476 Stateview Blvd.
 City: Fort Mill
 State: SC Zip: 29715

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

Print Name: *Servicelink*
 Address: 3220 El Camino Real
 City: Irvine

Escrow # 140046979-NV-MAO
 State: CA Zip: 92602