

DOUGLAS COUNTY, NV **2015-873481**
RPTT:\$1801.80 Rec:\$15.00
\$1,816.80 Pgs=2 **12/02/2015 03:11 PM**
FIRST AMERICAN NATIONAL DEFAULT NV
KAREN ELLISON, RECORDER

RECORDING COVER PAGE

APN 1219-23-001-016

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV08000191-15-1

Title Order No. 8521682

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,
Mortgage Pass-Through Certificates, Series 2007-4
c/o 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: **\$535,916.69**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$461,761.16**
- 4) The documentary transfer tax is: **\$1,801.80**
- 5) Said property is in the city of: GARDNERVILLE

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 **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

**BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP NO. 1 FOR LILLIAN CLARASSO AND NATALE CLARASSO, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 23, 1984, IN BOOK 1084, PAGE 2518, AS DOCUMENT NO. 109102, AND BY CERTIFICATE OF AMENDMENT RECORDED DECEMBER 4, 1986, IN BOOK 1286, PAGE 476, DOCUMENT NO. 146105.**

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 January 18, 2007, made to JOHN W. LYONS AND PATRICIA M. LYONS, HUSBAND AND WIFE and recorded on January 31, 2007, as Instrument No. 0694117, 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 **\$461,761.16** cash, in lawful money of the United States, which has been paid.

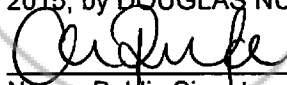
Dated: 11/30/2015

MTC Financial Inc. dba Trustee Corps

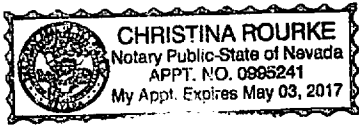

By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

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


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. 1219-23-001-016
- 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
- b. Deed in Lieu of Foreclosure Only (value of property)
- c. Transfer Tax Value:
- d. Real Property Transfer Tax Due

\$ 461,761.16
 (_____)
 \$ 461,761.16
 \$ 1,801.80

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

HSBC Bank USA, National Association as
Trustee for Wells Fargo Asset Securities
Corporation, Mortgage Pass-Through
Certificates, Series 2007-4
Print Name: c/o 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: First American Title Company
Address: 3 First American Way
City: Santa Ana

Escrow # 8521682
State: CA Zip: 92707