

DOUGLAS COUNTY, NV **2015-873544**  
RPTT:\$0.00 Rec:\$15.00  
\$15.00 Pgs=2 12/04/2015 09:22 AM  
SERVICELINK TITLE AGENCY INC.  
KAREN ELLISON, RECORDER E02

RECORDING REQUESTED BY:

AND WHEN RECORDED RETURN TO:  
**Federal National Mortgage Association**  
Ditech Financial LLC FKA Green Tree Servicing LLC  
3000 Bayport Drive, Suite 880, Tampa, FL 33607

Forward Tax Statements to  
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 9550-2926

TSG Order #: 150006808-NV-VOO

### TRUSTEE'S DEED UPON SALE

A.P.N.: 1022-09-001-077

Transfer Tax: \$0

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.

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **216,938.36**

The Amount Paid by the Grantee was **116,600.00**

Said Property is in the City of **WELLINGTON**, County of **Douglas**

**NBS Default Services, LLC**, 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 right title and interest conveyed 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:

**All that certain real property situate in the County of Douglas, state of Nevada, described as follows:**

**Lot 82, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO.3, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, as Document No. 44091.**

This conveyance is in compliance with the terms and provisions of the Deed of Trust executed by **BARBARA J. DOMAGALA, AN UNMARRIED WOMAN**, as Trustor, dated **09/15/2006** 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 **09/22/2006**, as **Document No.: 0685018, Book No.: 0906, Page No.: 7742** of Official Records. The Trustee has complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the said 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 mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.

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 **12/02/2015**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$116,600.00**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **NBS Default Services, LLC** as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **December 2, 2015**

**NBS Default Services, LLC**

By: \_\_\_\_\_  
**Gaby Ospino**

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.

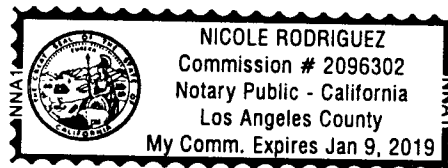
State of California  
County of Los Angeles

On 12/3/15 before me, **Nicole Rodriguez**, a Notary Public, personally appeared, Gaby Ospino, 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.

\_\_\_\_\_  
*Nicole Rodriguez*



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-09-001-077  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property      \$ 116600  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 c. Transfer Tax Value:                              \$ 117000  
 d. Real Property Transfer Tax Due              \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 02  
 b. Explain Reason for Exemption: ~~Foreclosure Sale~~ TRANSFER TO A GOVERNMENT ENTITY.

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 \_\_\_\_\_ Capacity: Foreclosure Associate  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: NBS Default Services LLC  
 Address: 301 E Ocean Blvd #1720  
 City: Long Beach  
 State: CA                              Zip: 90802

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Federal National Mortgage Asso  
 Address: 3000 Bayport Drive, Suite 880  
 City: Tampa  
 State: FL                              Zip: 33607

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

Print Name: NBS Default Services LLC                              Escrow # \_\_\_\_\_  
 Address: 301 E Ocean Blvd #1720  
 City: Long Beach                              State: CA                              Zip: 90802