

RECORDING COVER PAGE

DOUGLAS COUNTY, NV **2016-875969**
RPTT:\$0.00 Rec:\$15.00
\$15.00 Pgs=2 **01/28/2016 12:48 PM**
TRUSTEE CORPS / PACIFIC COAST TITLE
KAREN ELLISON, RECORDER E02

APN 1022-15-001-147

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV09000545-14-1

Title Order No. 95306457

RECORDING REQUESTED BY:

Pacific Coast Title Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

FEDERAL HOME LOAN MORTGAGE CORPORATION
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: **\$83,865.92**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$57,586.00**
- 4) The documentary transfer tax is: **\$0.00**
- 5) Said property is in the city of: WELLINGTON

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 **FEDERAL HOME LOAN MORTGAGE CORPORATION**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

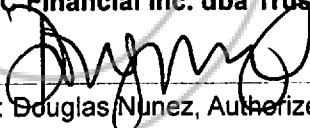
LOT 4, IN BLOCK I, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50212.

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 June 27, 2005, made to SCOTT A. BRYCE AND ABBY J. WIDMER-BRYCE, HUSBAND AND WIFE AS JOINT TENANTS and recorded on July 6, 2005, as Instrument No. 0649010, in Book 0705, on Page 2909, and re-recorded on June 21, 2006, as Instrument No. 0677761, on Book 0606, on Page 7248, 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 **January 20, 2016** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$57,586.00** cash, in lawful money of the United States, which has been paid.

Dated: 1/26/2016


MTC Financial Inc. dba Trustee Corps



By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on January 26, 2016,
2016, by DOUGLAS NUNEZ


Notary Public Signature

Melissa Manalia
Printed Name

My Commission Expires: 9-3-19



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1022-15-001-147
- 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

\$ 57,586.00
 (_____)
 \$ 0.00
 \$ 0.00

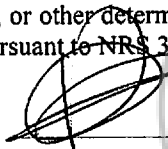
4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 2
- b. Explain Reason for Exemption: TRANSFER TO GOVERNMENT ENTITY
FEDERAL HOME LOAN MORTGAGE CORPORATION

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

 01-25-16

Capacity: Grantor

Signature

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Federal Home Loan Mortgage Corporation
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: Pacific Coast Title Company
 Address: 1111 E. Katella Ave. #200
 City: Orange

Escrow # 95306457
 State: CA Zip: 92867