

DOUGLAS COUNTY, NV

2016-878552

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

03/25/2016 08:22 AM

PREMIER AMERICAN TITLE

KAREN ELLISON, RECORDER

E02

RECORDING REQUESTED BY :

**National Default Servicing Corporation**

WHEN RECORDED MAIL TO :

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**135 North Los Robles Ave.**

**Pasadena CA 91101-1707**

Forward Tax Statements to :

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**135 North Los Robles Ave.**

**Pasadena CA 91101-1707**

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APN: 1022-10-001-042

NDSC File No. : 15-01514-WF-NV

Title Order No. : 61502691

### TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$162,846.36.

The amount paid by the Grantee was \$112,000.00.

The property is in the city of Wellington, County of Douglas, State of NV.

**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

herein called Grantee, the following described real property situated in **Douglas County**:

**Lot 91, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2 filed in the Office of the County Recorder of Douglas County Nevada, on February 20, 1967, as Document No. 35464.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Maureen L Moccio, an unmarried woman**, as Trustor, recorded on 03/21/2008 as Instrument No. Doc #720035 BK-308 PG-4972 (or Book, Page) of the Official Records of **Douglas County, NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

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Trustee's Deed Upon Sale

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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 **03/23/16** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$112,000.00**.

Dated : 3/24/16

National Default Servicing Corporation, an Arizona Corporation

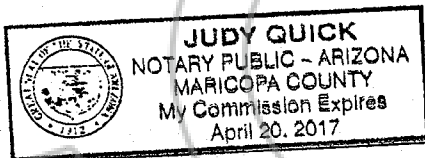
By: *Genevieve Mada*  
Genevieve Mada, Trustee Sales Officer

State of: Arizona

County of: Maricopa

On 3:24, 2016, before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada**, personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Signature

*Judy Quick*

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)  
a) 1022-10-001-042  
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 \$112,000.00  
b Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c Transfer Tax Value: \$ 0.00  
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: Transferred to a Government Entity

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
The undersigned declare 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 *Genevieve Mada* Capacity Trustee Sales Officer  
Genevieve Mada, 15-01514-WF-NV

Signature \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**

National Default Servicing Corp.  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Capacity Grantee  
**BUYER (GRANTEE) INFORMATION**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
135 North Los Robles Ave.  
Pasadena CA 91101-1707

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow #: 61502691  
Premier American Title Agency, Inc.  
400 N. Stephanie Street, Suite 140  
Henderson, NV 89014

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**