

DOUGLAS COUNTY, NV **2016-879494**
RPTT:\$1517.10 Rec:\$15.00
\$1,532.10 Pgs=2 **04/18/2016 09:51 AM**
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :
HSBC Bank USA, National Association
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020
FORWARD TAX STATEMENTS TO:
HSBC Bank USA, National Association
7495 New Horizon Way
Mail Stop - NAC # X3902-01F
Frederick, MD 21703

APN: 1420-28-311-058

NDSC File No. : 07-42182-ASR-NV
Title Order No. : H704597

TRUSTEE'S DEED UPON SALE

Transfer Tax : **\$1,517.10**
The Grantee herein WAS the Beneficiary
The amount of the unpaid debt was **\$785,755.29**
The amount paid by the Grantee was **\$388,948.00**
The property is in the city of **MINDEN**, 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 :

HSBC Bank USA, National Association as Indenture Trustee for FBR Securitization Trust 2005-3, Callable Mortgage-Backed Notes, 2005-3

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

LOT 126, BLOCK G, AS SHOWN ON THE FINAL MAP # PD99-02-05 FOR SARATOGA SPRINGS ESTATES UNIT 5, A PLANNED DEVELOPMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 4, 2001, IN BOOK 0501, AT PAGE 1402, AS DOCUMENT NO. 513570, AND FURTHER CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 AS DOCUMENT NO. 518483.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **JOSEPH E. THURSTON AND ARLENE D. THURSTON, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, recorded on **08/03/2005** as Instrument No. **651282** (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, 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 **04/13/16** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$388,948.00**.

Dated : 4/14/16

National Default Servicing Corporation, an Arizona Corporation

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

State of: Arizona

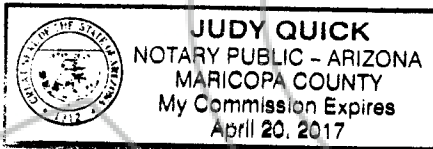
County of: Maricopa

On 4-14, 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



**"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"**

STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
a) 1420-28-311-058
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 \$388,948.00
b Deed in Lieu of Foreclosure Only (value of property) (_____)
c Transfer Tax Value: \$388,948.00
d Real Property Transfer Tax Due \$1,517.10
4. **If Exemption Claimed:**
a Transfer Tax Exemption per NRS 375.090, _____
b Explain Reason for Exemption: _____ Bid Plus Costs _____

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, 07-42182-ASR-NV

Signature _____
SELLER (GRANTOR) INFORMATION
National Default Servicing Corp.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

Capacity Grantee
BUYER (GRANTEE) INFORMATION
HSBC Bank USA, National Association
7495 New Horizon Way
Mail Stop - NAC # X3902-01F
Frederick MD 21703

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

Print Name: ServiceLink Escrow #: H704597
Address: 3210 El Camino Real
City: Irvine State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED