

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

U.S. Bank National Association
611 Jamison Road
Elma, NY 14059

FORWARD TAX STATEMENTS TO:

U.S. Bank National Association
611 Jamison Road
Elma, NY 14059

APN: 1320-32-712-014

NDSC File No. : 15-30095-BA-NV

Title Order No. : 61500177

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 858.00

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$360,753.01

The amount paid by the Grantee was \$220,000.00

The property is in the city of Gardnerville, 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 :

U.S. Bank National Association, not in its individual Capacity but solely as Trustee of SW REO Trust 2014-1

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

Lot 14A, as set forth on the Record of Survey supporting a Boundary Line Adjustment for H&S Construction recorded August 26, 1992, in Book 892, Page 4056, as Document No. 286737. Said map is a survey of the Final Map of MILL CREEK ESTATES, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas, State of Nevada, on June 4, 1991, in Book 691, Page 337, as Document No. 252075.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by Curtis A Nelson, a married man as his sole & separate property , as Trustor, recorded on 02/28/2006 as Instrument No. 0668890 BOOK- 0206, PAGE- 9638 (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 04/20/16 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$220,000.00**.

Dated : 4/21/16

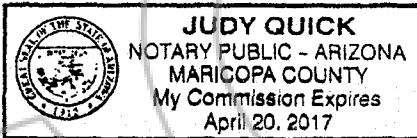
National Default Servicing Corporation, an Arizona Corporation

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

State of: Arizona
County of: Maricopa

On 4-21, 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) 1320-32-712-014
 b) _____
 c) _____
 d) _____

- 2 Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$220,000.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$220,000.00
 d Real Property Transfer Tax Due \$ 858.00

4. **If Exemption Claimed:**
 a Transfer Tax Exemption per NRS 375.090, _____
 b Explain Reason for Exemption: Bid + Cost

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, 15-30095-BA-NV

Signature _____
SELLER (GRANTOR) INFORMATION

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

Capacity Grantee
BUYER (GRANTEE) INFORMATION

U.S. Bank National Association
 611 Jamison Road
 Elma NY 14059

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

Print Name: _____
 Address: _____
 City: _____

Escrow #: 61500177
 Premier American Title Agency, Inc.
 400 N. Stephanie Street, Suite 140
 Henderson, NV 89014

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED