

DOUGLAS COUNTY, NV

2016-881080

RPTT:\$436.80 Rec:\$15.00

\$451.80 Pgs=2

05/20/2016 10:20 AM

PREMIER AMERICAN TITLE

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

**The Bank of New York Mellon
15 S Main St Ste. 401
Greenville, SC 29601-2743**

FORWARD TAX STATEMENTS TO:

**The Bank of New York Mellon
15 S Main St Ste. 401
Greenville, SC 29601-2743**

APN: 1121-05-515-029

NDSC File No. : 14-30839-BA-NV

Title Order No. : 61402977

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 436.80

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$419,200.97

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

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 :

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders **CWABS, Inc., Asset-Backed Certificates, Series 2005-AB3**

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

**LOT 157, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT,
UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER
ON JULY 26,
2004, IN BOOK 0704, PAGE 10502, AS DOCUMENT NO. 619666.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Keith Rollin, a married man as his sole & separate property**, as Trustor, recorded on **07/13/2005** as Instrument No. **0649586 BK- 0705 PG- 6297** (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 05/18/16 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 : 5/19/16

National Default Servicing Corporation, an Arizona Corporation

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

State of: Arizona

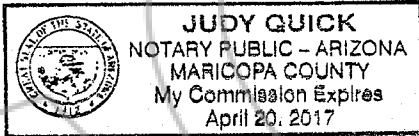
County of: Maricopa

On 5-19, 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) 1121-05-515-029
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: \$112,000.00
d Real Property Transfer Tax Due \$ 436.80

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 5-19-10 Capacity Trustee Sales Officer
Genevieve Mada, 14-30839-BA-NV

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

Capacity Grantee
BUYER (GRANTEE) INFORMATION
The Bank of New York Mellon
15 S Main St Ste. 401
Greenville SC 29601-2743

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

Print Name: _____
Address: _____
City: _____

Escrow #: 61402977

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED