

RECORDING REQUESTED BY:

AND WHEN RECORDED RETURN TO:  
SHANE TOBIN  
1691 CHIQUITA CIRCLE  
MINDEN, NV 89423



00035565201608811520030032

KAREN ELLISON, RECORDER

Forward Tax Statements to  
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 9475-0113

TSG Order #: 150143202-NV-VOO

### TRUSTEE'S DEED UPON SALE

A.P.N.: 1022-16-001-084

Transfer Tax: \$510.90

The Grantee Herein **was not** the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$223,751.22

The Amount Paid by the Grantee was \$131,000.00

Said Property is in the City of **WELLINGTON**, County of **Douglas**

**NBS Default Services, LLC**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to: **SHANE TOBIN** (herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Douglas**, State of **Nevada**, described as follows:

**LOT 4, IN BLOCK F, AS SHOWN ON THE MAP OF 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. TOGETHER WITH MOBILE HOME: MODEL NASHUA 3M YEAR 2006 MANUFACTURER: NASHUA HOMES SERIAL NO. NNID41665 BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO DEBORAH LYNN SMITH, A WIDOW AND ROY A. BROWN, JR., A WIDOWER, AS JOINT TENANTS FROM DEBI L. SMITH, BY DEED DATED SEPTEMBER 09, 2008 AND RECORDED DECEMBER 11, 2008 IN BOOK 1208 PAGE 2620 OF OFFICIAL RECORDS.**

This conveyance is in compliance with the terms and provisions of the Deed of Trust executed by **DEBORAH LYNN SMITH**, as Trustor, dated **05/20/2013** and recorded on of the Official Records in the office of the Recorder of **Douglas, Nevada**, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on **10/29/2013**, as **Document No.: 832755, Book No.: 1013, Page No.: 5427** of Official Records. The Trustee has complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the said Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. 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 **05/11/2016**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$131,000.00**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **NBS Default Services, LLC** as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **May 12, 2016**

**NBS Default Services, LLC**

By: \_\_\_\_\_  
**Gaby Ospino**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

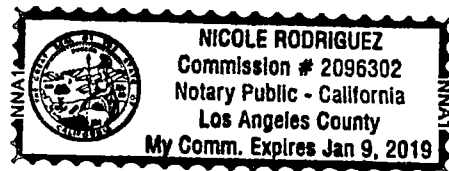
On **MAY 13 2016** before me, **Nicole Rodriguez**, a Notary Public, personally appeared, **Gaby Ospino**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
*Nicole Rodriguez*

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-16-001-084  
 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                 |
| <input type="checkbox"/> Other           |   |

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 131,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0 ) )  
 c. Transfer Tax Value: \$ 131,000.00  
 d. Real Property Transfer Tax Due \$ 510.90

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: Foreclosure Sale

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 \_\_\_\_\_ Capacity: Foreclosure Associate  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: NBS Default Services LLC  
 Address: 301 E Ocean Blvd #1720  
 City: Long Beach  
 State: CA Zip: 90802

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: SHANE TOBIN  
 Address: 1691 CHIQUITA CIRCLE  
 City: MINDEN  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_