

DOUGLAS COUNTY, NV

**2016-884199**

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

07/12/2016 11:42 AM

PREMIER AMERICAN TRUSTEE CORPS

KAREN ELLISON, RECORDER

E02

**RECORDING COVER PAGE**

**APN 1121-05-516-003**

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**TRUSTEE'S DEED UPON SALE**

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Trustee Sale No. NV08000055-16-1-FT

Title Order No. 61403238

RECORDING REQUESTED BY:

**Premier American Title Agency, Inc.**

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
c/o Seneca Mortgage Servicing  
611 Jamison Road  
Elma, NY 14059-9392

**This page provides additional information required by NRS 111.312 Sections 1-2.**

**TRUSTEE'S DEED UPON SALE**

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$602,955.70**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$110,800.00**
- 4) The documentary transfer tax is: **\$0.00**
- 5) Said property is in the city of: GARDNERVILLE

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

**LOT 221 AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 6 FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, AS DOCUMENT NO. 655937**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated November 13, 2013, made to CHRISTOPHER P. BEEBIE AND MARIE M. BEEBIE HUSBAND AND WIFE AS JOINT TENANTS and recorded on November 21, 2013, as Instrument No. 834263, in Book 1113, on Page 4503, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **July 6, 2016** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$110,800.00** cash, in lawful money of the United States, which has been paid.

Dated: 7/11/16

**MTC Financial Inc. dba Trustee Corps**

*Rafael Bruno*

By: Rafael Bruno, Authorized Signatory

State of NEVADA  
County of CLARK

This instrument was acknowledged before me on July 11, 2016, by RAFAEL BRUNO.

*Christina Rourke*

Notary Public/Signature

Christina Rourke  
Printed Name



My Commission Expires: 5/3/17

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 1121-05-516-003
b.
c.
d.

2. Type of Property:

- a. [ ] Vacant Land b. [X] Single Fam. Res.
c. [ ] Condo/Twnhse d. [ ] 2-4 Plex
d. [ ] 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 \$ 110,800.00
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: TRANSFER TO GOVERNMENT ENTITY
FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 [Signature] as authorized agent 7-11-16 Capacity: Grantor
Signature [Signature] as authorized agent 7-11-16 Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Katherine Le, Docs Processor
Print Name: MTC Financial Inc dba Trustee Corps
Address: 3571 Red Rock Street, Suite A
City: Las Vegas
State: NV Zip: 89103

Federal National Mortgage Association
Print Name: c/o Seneca Mortgage Servicing
Address: 611 Jamison Road
City: Elma
State: NY Zip: 14059-9392

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

Print Name: Premier American Title Agency, Inc.
Address: 400 N. Stephanie St. Suite 140
City: Henderson

Escrow # 61403238
State: NV Zip: 89014