

APN No.: 1420-08-217-008
Recording Requested by:

DOUGLAS COUNTY, NV
RPTT:\$1300.65 Rec:\$16.00
\$1,316.65 Pgs=3
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

2016-886297

08/18/2016 03:10 PM

When Recorded Mail to:

Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

Forward tax statements to the address given above

TS No.: NV-14-644487-RY
Order No.: 140382337-NV-VOO

Space above this line for recorders use only

Grantee: U.S. Bank Na, Successor Trustee To Bank Of America, Na, Successor In Interest To Lasalle Bank Na, As Trustee, On Behalf Of The Holders Of The Wamu Mortgage Pass-Through Certificates, Series 2006-Ar13

Grantee Address: c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr. , Salt Lake City, UT 84119

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

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

Transfer Tax: **\$1,300.65**

THE UNDERSIGNED GRANTOR DECLARES:

The Grantee Herein **IS** the Foreclosing Beneficiary

The amount of the unpaid debt together with costs was:

\$458,046.76

The amount paid by the grantee at the trustee sale was:

\$333,200.00

The documentary transfer tax is:

\$1,300.65

Said property is in the City of: **MINDEN**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, 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

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2006-AR13

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and 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 607, AS SET FORTH ON FINAL MAP NUMBER LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS, COUNTY, STATE OF NEVADA ON AUGUST 24, 2004 IN BOOK 0804, PAGE 10164, DOCUMENT NO. 622411.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **SHARON URBAN AS TRUSTEE OF THE SHARON URBAN LIVING DATED 8-6-04**, as trustor, dated **8/14/2006**, and recorded on **8/15/2006** as **Instrument No. 0682327**, of 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 **4/8/2016**, instrument no **2016-879151**, Book , Page , of Official records. The Trustee of record at the relevant time having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default 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 Revised Statute 107.090.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **8/10/2016** at the place named in the Notice of Sale, in the County of **DOUGLAS**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$333,200.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

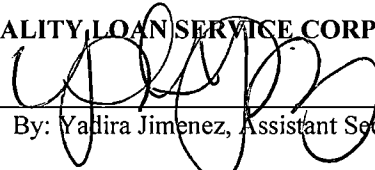
QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-14-644487-RY

Date:

8.17.16

QUALITY LOAN SERVICE CORPORATION

By: 
Yadira Jimenez, Assistant Secretary

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: San Diego

On AUG 17 2016 before me, Brenda A. Gonzalez a notary public, personally appeared Yadira Jimenez, 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.

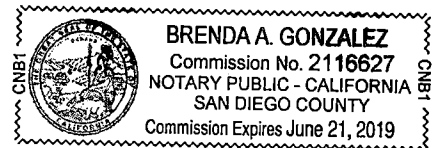
I certify under *PENALTY OF PERJURY* under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature


Brenda A. Gonzalez



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-08-217-008
- 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 |
| i) <input type="checkbox"/> | Other _____ | | |

FOR RECORDERS' OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property):	_____	<u>\$333,200.00</u>
Transfer Tax Value:	_____	<u>\$333,200.00</u>
Real Property Transfer Tax Due:	_____	<u>\$1,300.65</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption per _____
- b. Explain Reason for Exemption: _____

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 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.

Date: 9.17.10

Signature: [Signature] Capacity: Assistant Secretary
Yadira Jimenez

**SELLER (GRANTOR) INFORMATION
(Required)**

Print Name: Quality Loan Service Corp.
Address: 411 Ivy Street
City: San Diego
State: CA Zip: 92101

**BUYER (GRANTEE) INFORMATION
(Required)**

Print Name: U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2006-AR13 c/o Select Portfolio Servicing, Inc.
Address: 3217 S. Decker Lake Dr.
City: Salt Lake City
State: UT Zip: 84119

COMPANY REQUESTING RECORDING

Print Name: LPS DEFAULT TITLE & CLOSING Escrow No.: 140382337-NV-VOO
Address: 3220 El Camino Real
City: Irvine State: CA Zip: 92602