

DOUGLAS COUNTY, NV **2016-890320**
RPTT:\$731.25 Rec:\$15.00
\$746.25 Pgs=2 11/08/2016 10:21 AM
SPL, INC.
KAREN ELLISON, RECORDER

Recording requested by:
**BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP**

When Recorded Mail to and Mail Tax Statement to:
NATIONSTAR MORTGAGE LLC DBA .et al
c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

APN #: **142018113109**
Property Address:
**901 AMADOR CIRCLE
CARSON CITY, NEVADA 89705**



TDUS00000005959812

Space above this line for Recorder's use only

Trustee Sale No. : **00000005959812** Title Order No.: **733-1600370**

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 cost was | \$196,640.18 |
| 3) The amount paid by the grantee at the trustee sale was | \$187,500.00 |
| 4) The documentary transfer tax is | \$731.25 |
| 5) Said property is in the city of CARSON CITY | |

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **DOUGLAS**, State of **NEVADA**, described as follows:

LOT 160, IN BLOCK C, OF SILVERADO HEIGHTS NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 20, 1979, IN BOOK 679, PAGE 1486, AS DOCUMENT NO. 33717.

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 09/02/2008 and executed by WOODSON ADAMS AND ANGALENE ADAMS, HUSBAND AND WIFE, AS JOINT TENANTS Trustor(s), and Recorded on 09/08/2008 as Instrument No. 0729556 of official records of DOUGLAS County, NEVADA, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

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, and such default still existed at the time of sale.

Trustee has complied with all applicable statutory requirements of the State of Nevada regarding document recording, mailing, publication and posting of required notices.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 11/02/2016. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$187,500.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

DATED: 11/04/2016

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as Trustee

Jorge Rios Jimenez

Jorge Rios Jimenez
Assistant Vice President

State of TEXAS }
County of DALLAS }

11/04/2016

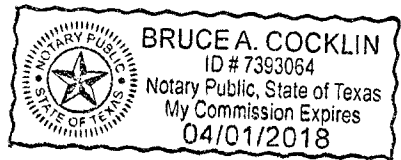
DATED

On 11/04/2016 before me, BRUCE A. COCKLIN, Notary Public, personally appeared Jorge Rios Jimenez who is known to me 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.

WITNESS my hand and official seal.

Signature: *B. A. Cocklin* (Seal)

My commission expires: 04-01-2018



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-18-113-109 _____
- 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. Total Value/Sales Price of Property

\$ 187,500.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 187,500.00
Real Property Transfer Tax Due \$ 731.25

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- 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 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] Capacity AUTHORIZED AGENT

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: BARRETT DAFFIN FRAPPIER TREDER & WEISS LLP
Address: 4004 Belt Line Road Suite 100
City: ADDISON
State: TEXAS Zip: 75001

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: NATIONSTAR MORTGAGE LLC et al
Address: 8950 Cypress Waters BLVD
City: Coppell
State: TX Zip: 75019

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

Print Name: TITLE 365 Escrow #: 00000005959812
Address: 5000 BIRCH STREETSUITE 150
City: NEWPORT BEACH, State: CA Zip: 92660