

APN No.: 122004515003

Recording Requested by:

When Recorded Mail to:
Secretary of Housing and Urban Development
c/o Novad Management Consulting
Shepherd's Mall
2401 NW 23rd Street, Suite 1A1
Oklahoma City, OK 73107

Forward tax statements to the address given above

TS No.: NV-16-709849-HL

SPACE ABOVE THIS LINE FOR RECORDERS USE

Order No.: 160105400-NV-VOO

Grantee: U.S. Department of Housing and Urban Development

Grantee Address: c/o Novad Management Consulting,
Shepard's Mall,
2401 NW 23rd Street, Suite 1A1
Oklahoma City, OK 73107

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).

Jurisdiction Statement: The United States Secretary of Housing and Urban Development pursuant to the Nevada Revised Statutes 328.110 has heretofore given public written notice that they do not seek exclusive jurisdiction over the within described residential property.


By: Quality Loan Service Corp.
Its: HUD Foreclosure Commissioner

DEED

This Deed made this 1/11/2017 by and between Quality Loan Service Corporation, Foreclosure Commissioner ("Grantor") and the United States Secretary of Housing and Urban Development ("Grantee" or "the Secretary").

WHEREAS, on 4/18/2005, a certain deed of trust ("Deed of Trust") was executed by CHARLES BEATTIE, AN UNMARRIED MAN ("Trustor(s)") in favor of U.S. FINANCIAL MORTGAGE CORP., A HAWAII CORPORATION, as trustee, and U.S. FINANCIAL MORTGAGE CORP., as beneficiary, and was recorded on 4/25/2005, as Instrument No. 0642669 in the Office of the County Recorder of DOUGLAS, NV; and

WHEREAS, on 12/15/2011, the beneficial interest in the Deed of Trust was assigned to the Secretary, by way of an Assignment recorded in the Office of the County Recorder of DOUGLAS, NV, as Instrument No. 794339; and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated Grantor as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of

Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et. seq, the designation being recorded concurrently with the Notice and Default and Foreclosure Sale discussed below on **11/21/2016** as Instrument No. **2016-891058**, in the office of the County Recorder of **DOUGLAS** County, **NV**; and;

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested on 11/23/2016 to: the Trustor(s) named in the aforementioned Deed of Trust, as shown by the public record on 4/25/2005; and the Secretary of Housing and Urban Development the part(ies) who as of 12/15/2011 had a lien on the property secured by the Deed of Trust; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Record Courier on 11/23/2016, 11/30/2016, and 12/7/2016; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 1356 TOIYABE AVE, GARNERVILLE, NV 89410 in DOUGLAS, NV on 11/23/2016; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on **11/21/2016** in Book and Page , as Instrument No. **2016-891058**, in the office of the County Recorder of **DOUGLAS** County, **NV**; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 1/11/2017 1:00 PM In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, Minden, NV 89423, in accordance with the terms of said Notice and the Act, at which the Secretary submitted the highest bid in the amount of **\$194,256.57**; and

WHEREAS, Trustor(s) are not entitled to benefits of the Soldiers' and Sailors' Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in Trustor(s) or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to **the United States Secretary of Housing and Urban Development** (Grantee), the following described property located in DOUGLAS County, NV:

Commonly Known As: 1356 TOIYABE AVE, GARNERVILLE, NV 89410

Legally Described As:

LOT 43, OF FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 1971, IN BOOK 2 OF MAPS, PAGE 257, AS DOCUMENT NO. 54454.

Grantor hereby conveys to Grantee all right, title, and interest in the above property held by Grantor herein, the Secretary, Trustee, Investors, Title Company, Trustor(s) or any other party claiming by, through, or under them on the date the Deed of Trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This Deed is given without warranty or covenants to Grantee.

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-16-709849-HL

Dated: 1/16/2017

Foreclosure Commissioner


Nicole Fuentes, Assistant Vice President on behalf of
Quality Loan Service Corporation
411 Ivy Street, San Diego, CA 92101
(866) 645-7711

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

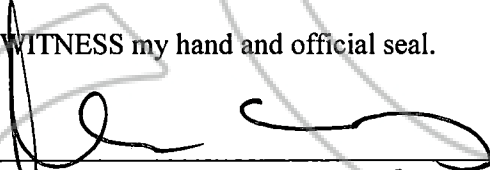
County of: San Diego

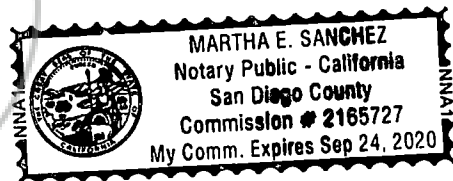
On 1/16/2017 before me, Martha E. Sanchez a notary public, personally appeared Nicole Fuentes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Martha E. Sanchez



When a mortgage foreclosed pursuant to 12 USCA 3761 et seq. is conveyed to the Secretary, no tax shall be imposed or collected with respect to the foreclosure commissioner's deed (including any tax customarily imposed upon the deed instrument or upon the conveyance or transfer of title to the property). Failure to collect or pay a tax of the type and under the circumstances stated in the preceding sentence shall not be grounds for refusing to record such a deed, for failing to recognize such recordation as imparting notice, or for denying the enforcement of such a deed and its provision in any State or Federal Court. 12 USCA 3763(f).

This Deed, and any other instruments submitted for recordation in relation to the foreclosure of the security property under 12 USCA 3761 et seq. shall be accepted for recordation by the registrar of deeds

or other appropriate official in the county or counties in which the security property is located upon tendering of payment of the usual recording fees for such instruments, and without regard to the compliance of those instruments with any other local filing requirements. 12 USCA 3764.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 122004515003
- 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 | \$194,256.57 |
| 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: **12 USCS § 3763 and NRS § 375.090(2)**
Explain Reason for Exemption: § 3763: ("No tax shall be imposed or collected with respect to a foreclosure commissioner's deed"); § 375.090(2) (no tax on government agency)
- b.

5. Partial Interest: Percentage being transferred _____ %

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 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.

Signature  Capacity Foreclosure Commissioner
 Nicole Fuentes, on behalf of
 Quality Loan Service Corporation

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (Required)
 Print Name: Quality Loan Service Corporation
 Address: 411 Ivy Street
 City: San Diego
 State: CA Zip: 92101

BUYER (GRANTEE) INFORMATION
 (Required)
 Print Name: Secretary of Housing and Urban Development
 Name: c/o Novad Management Consulting
 Address: Shepherd's Mall
2401 NW 23rd Street, Suite 1A1
 City: Oklahoma
 State: OK Zip: 73107

COMPANY REQUESTING RECORDING (Required if not seller or buyer)

Print Name: ServiceLink-Irvine Escrow No.: 160105400-NV-VOO
 Address: 3220 El Camino Real
 City: Irvine State: CA Zip: 92602