

DOUGLAS COUNTY, NV **2017-897684**
RPTT:\$460.20 Rec:\$16.00
\$476.20 Pgs=3 **04/24/2017 08:30 AM**
PREMIUM TITLE TSG
KAREN ELLISON, RECORDER

TS No.: 2016-00291-NV

RECORDING REQUESTED BY:
Premium Title Agency, Inc

AND WHEN RECORDED TO:
PNC Bank, National Association
c/o Ocwen Loan Servicing, LLC
Attention: Vault Department
5720 Premier Park Drive
West Palm Beach
FL- 33407

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS No.: 2016-00291-NV

Order #: 1501-NV-2408638

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

A.P.N.: **1121-05-515-031**

The undersigned grantor declares under penalty of perjury:
The Grantee Herein **was** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$365,277.55**
The Amount Paid by the Grantee at the trustee sale was **\$118,000.00**
The documentary transfer tax is **\$460.20**
Said Property is in the City of **Gardnerville**, County of **Douglas**

Western Progressive - Nevada, Inc. , 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

PNC Bank, National Association

TRUSTEE'S DEED UPON SALE

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(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 159 AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT NO. 5 FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004 IN BOOK 0704 PAGE 10502 AS DOCUMENT NO 619666

This conveyance is made pursuant to the authority and powers vested in said trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **Mindy Stevenson - Unmarried Woman.**, as Trustor, dated **10/04/2005** of the Official Records in the office of the Recorder of **Douglas** County, **Nevada** pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **10/05/2005**, instrument number **0656983**, Book **1005**, Page **1999** and further modified by that certain Loan Modification Agreement recorded on 11/17/2009 as Instrument Number 754097, Book 1109, page 4067 of official records of said county. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default have been met. A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of the Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in one public place.

TRUSTEE'S DEED UPON SALE

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At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said real property at public auction on **04/17/2017** to said Grantee, being the highest bidder at said sale for **\$118,000.00**, in lawful money of the United States, Receipt of this sum is hereby acknowledged as full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Western Progressive - Nevada, Inc., as trustee, has this day, caused its name to be hereunto affixed by its duly-authorized agent.

Date: **April 20, 2017**

Western Progressive - Nevada, Inc. as Trustee

C.Scott Trustee Sale Assistant

By:

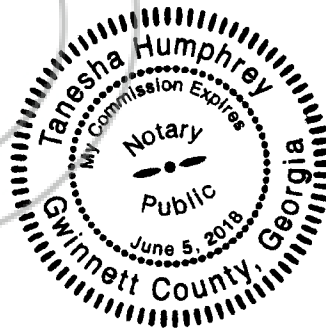
STATE OF Georgia
COUNTY OF Fulton.

On April 20, 2017 before me Tanesha Humphrey Personally appeared C. Scott 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.

WITNESS my hand and official seal.

Tanesha Humphrey

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1121-05-515-031
- 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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a. Total Value/Sales Price of Property \$118,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$118,000.00
- d. Real Property Transfer Tax Due \$460.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 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 
C. Scott

Capacity: Trustee Sale Assistant

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name:

Western Progressive – Nevada, Inc.

Address: Northpark Town Center
1000 Abernathy Rd NE, Bldg. 400 Suite 200

City: Atlanta
State: Georgia
Zip: 30328

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PNC Bank, National Association

C/o Ocwen Loan Servicing, LLC

Address: 1661 Worthington Road
City: West Palm Beach

State: FL
Zip: 33409

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

Print Name: Western Progressive – Nevada, Inc. **Escrow#:** _____
Address: Northpark Town Center, 1000 Abernathy Rd NE, Bldg. 400 Suite 200
City: Atlanta **State:** Georgia **Zip:** 30328

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED