

APN: 1419-12-610-012

Recording requested by and:
Mail Tax Statements To:
Wilmington Savings Fund Society, FSB,
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

**Recording Requested By
First American Mortgage Solutions**

Space above this line for recorder's use only

Title Order No. 8437732

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: \$360,012.09
- 3) The amount paid by the grantee at the trustee sale was: \$360,012.09
- 4) The documentary transfer tax is: \$1,405.95
- 5) Said property is in: the County of DOUGLAS

and **Northwest Trustee Services, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

(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, and described as follows:

LOT 41, AS SHOWN ON THE MAP OF VALLEY VIEW SUBDIVISION, UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 06, 1964, DOCUMENT NO. 24786.

3527 ARCADIA DR, CARSON CITY, NV 89705-6904

FATICO submits this document for recordation as a courtesy for physical convenience only. FATICO has not examined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **08/01/09**, executed by **LOIS JEAN KOHLER, AS TRUSTEE OF THE LOIS JEAN KOHLER TRUST DATED JULY 09, 2002** as Trustor, to secure certain obligations in favor of **Bank of America NA** as beneficiary, recorded **08/17/09**, as Instrument No. **748999 BK 809 PG 3565**, of Official Records in the Office of the Recorder 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 Default 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 Default or the personal delivery of the copy of the Notice of Default 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 **August 23, 2017** 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 **\$360,012.09** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Dated: 8/25/17

NORTHWEST TRUSTEE SERVICES, INC.

By: 
Huong Do, Assistant Vice President

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

ss.

County of Orange

On 8-25-17 before me, Kristerfer LaDuke, Notary Public, personally appeared Huong Do, 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 the 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.

Signature:  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-12-610-012
 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. a. Total Value/Sales Price of Property \$ 360,012.09
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 360,012.09
 d. Real Property Transfer Tax Due \$ 1,405.95

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: *Kristina F. Duke*

Capacity: Trustee

Signature: _____

Capacity: Grantee

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

Print Name: Northwest Trustee Services Inc.
 Address: 2121 Alton Parkway, Ste 110
 City: Irvine
 State: CA Zip: 92606

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

Print Name: WSFS, FSB
 Address: 15480 Laguna Canyon Road, Ste 100
 City: Irvine
 State: CA Zip: 92618

COMPANY REQUESTION RECORDING

Print Name: First American Mortgage Services
 Address: 3 First Amercian Way
 City: Santa Ana

Escrow #: _____
 State: CA Zip: 92707