

DOUGLAS COUNTY, NV **2018-916412**
RPTT:\$1930.50 Rec:\$35.00
\$1,965.50 Pgs=2 07/03/2018 02:47 PM
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:
**Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust
c/o Kondaur Capital Corporation
333 South Anita Drive, Suite 400
Orange, CA 92868-3314**

Forward Tax Statements to
the address given above
A.P.N.: 1320-26-001-055

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 1708317NV Loan #: 621069
Order #: 170445211

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

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$1,930.50
The Grantee Herein **WAS** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$713,782.44
The Amount Paid by the Grantee was \$495,000.00
Said Property is in the City of **MINDEN**, County of **Douglas**

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

Seaside Trustee, 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
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2017-2

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: Being a portion of the North 1/2 of the Northeast 1/4 of Section 26, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:
Parcel A, as shown on that **PARCEL MAP** for Earl and Alta May, filed for record in the office of the County Recorder of Douglas County, Nevada in Book 480, at Page 915, as Document No. 43693, Official Records.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MICHAEL JOHN MAY AND CARRIE E MAY, husband and wife as joint tenants** as Trustor, dated **3/14/2007** of the 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 **3/26/2007**, instrument number **0697746** Book **0307**, Page **8055** of official records. Trustee 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

TRUSTEE'S DEED UPON SALE

T.S. #: 1708317NV
Loan #: 621069
Order #: 170445211

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 6/27/2018. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$495,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Seaside Trustee, Inc. , as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 07/02/2018

Seaside Trustee, Inc.



ELVIA BOUCHE, AUTHORIZED SIGNER

State of Nevada
County of Clark}

On 7/2/2018 before me, the undersigned ,CHRISTIAN TAPIA Notary Public, personally appeared ELVIA BOUCHE personally known to me (or 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.

Signature  (Seal)
CHRISTIAN TAPIA, NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-26-001-055
- 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 \$495,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$495,000.00
Real Property Transfer Tax Due \$1,930.50

4. If Exemption Claimed:

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

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 *E. Sanchez* Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Seaside Trustee Inc.
PO Box 752377
Las Vegas, Nv. 89136

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust
c/o Kondaur Capital Corporation
333 South Anita Drive, Suite 400
Orange, CA 92868-3314

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

Print Name: SERNICELINK Escrow #: _____
Address: 3220 EL CAMINO REAL
City: IRVINE State: CA Zip: 92602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED