

TS No.: 2016-00721-NV

RECORDING REQUESTED BY:  
**Premium Title Agency, Inc.**

DOUGLAS COUNTY, NV	<b>2019-928280</b>
RPTT:\$2047.50 Rec:\$35.00	04/26/2019 09:34 AM
\$2,082.50 Pgs=3	
PREMIUM TITLE TSG	
KAREN ELLISON, RECORDER	

AND WHEN RECORDED TO:  
**HSBC Bank USA, National Association, as  
 Trustee for ACE Securities Corp. Home  
 Equity Loan Trust, Series 2004-FM2 Asset  
 Backed Pass-Through Certificates  
 c/o Ocwen Loan Servicing, LLC  
 Attention: Trailing Docs  
 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.: 2016-00721-NV

Order #: 1612-NV-3153114

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

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 1318-23-610-011

The undersigned grantor declares under penalty of perjury:  
 The Grantee Herein **was** the Foreclosing Beneficiary.  
 The Amount of the Unpaid Debt was **\$805,839.97**  
 The Amount Paid by the Grantee at the trustee sale was **\$525,000.00**  
 The documentary transfer tax is **\$2,047.50**  
 Said Property is in the City of **Stateline**, 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

**HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 Asset Backed Pass-Through Certificates**

(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:

## TRUSTEE'S DEED UPON SALE

Order #: 1612-NV-3153114

**LOT 11, BLOCK A, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.**

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 **JOHN S. BENSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor, dated **03/09/2004** 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 **03/31/2004**, Instrument No. **0608935**, Book **0304**, Page **15763** 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 including, among other things, as applicable, all requirements of law regarding the mailing and posting 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, and if required at the property.

**TRUSTEE'S DEED UPON SALE**

**Order #: 1612-NV-3153114**

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said real property at public auction on **04/17/2019** to said Grantee, being the highest bidder at said sale for **\$525,000.00**, in lawful money of the United States, or by the full/partial satisfaction, pro tanto, of the obligation(s) then secured by the Deed of Trust.

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

Date: **April 23, 2019**

Western Progressive - Nevada, Inc. as Trustee

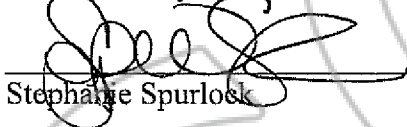
By:

  
Tanesha Humphrey, Trustee Sale Assistant

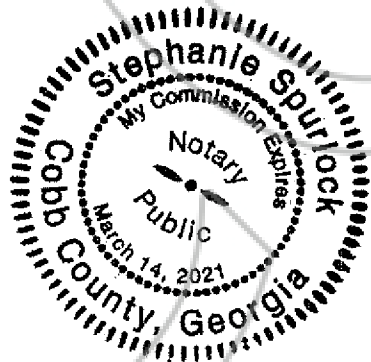
STATE OF Georgia  
COUNTY OF Fulton

On April 23, 2019 before me, the undersigned, Stephanie Spurlock, Notary Public personally appeared, Tanesha Humphrey, 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.

  
Stephanie Spurlock

(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/instrument # _____	
Book _____ Page: _____	
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)  
 a) 1318-23-610-011  
 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  
 i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property : \$525,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$525,000.00  
 Real Property Transfer Tax Due \$2,047.50

4. **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 therein. Furthermore, 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 Tanesha Humphrey, Trustee Sale Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**BUYER (GRANTEE) 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

Print Name : HSBC Bank USA, National Association, as  
 Trustee for ACE Securities Corp. Home Equity Loan Trust,  
 Series 2004-FM2 Asset Backed Pass-Through Certificates  
 Address : 1661 Worthington Road, Suite 100  
 City : West Palm Beach  
 State : FL Zip 33409

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE 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)