

RECORDING COVER PAGE

DOUGLAS COUNTY, NV **2019-929222**
RPTT:\$1482.00 Rec:\$35.00
\$1,517.00 Pgs=3 **05/20/2019 08:23 AM**
FIRST AMERICAN MORTGAGE SOLUTIONS - TSG
KAREN ELLISON, RECORDER

APN 1420-28-402-008

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.

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV05000181-16-1S

Title Order No. 8680543

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

**Bayview Loan Servicing, LLC
c/o Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd.
Mail Stop MS5/251
Coral Gables, FL 33146**

This page provides additional information required by NRS 111.312 Sections 1-2.

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: **\$445,495.57**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$380,000.00**
- 4) The documentary transfer tax is: **\$1,482.00**
- 5) Said property is in the city of: MINDEN

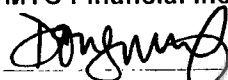
and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **Bayview Loan Servicing, LLC**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated December 8, 2012, made to PAMELA RUSS, TRUSTEE OF THE PAMELA RUSS LIVING TRUST, DATED JULY 9, 2004 and recorded on December 24, 2012, as Instrument No. 0815102, in Book 1212, on Page 6495, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **May 8, 2019** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$380,000.00** in lawful money of the United States, which has been paid, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said public auction.

Dated: May **14**, 2019

MTC Financial Inc. dba Trustee Corps



By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on May 14, 2019,
by DOUGLAS NUNEZ.

Chelsea Dawn Lemmon
Notary Public Signature
Chelsea Dawn Lemmon
Printed Name

My Commission Expires: 06/04/2022

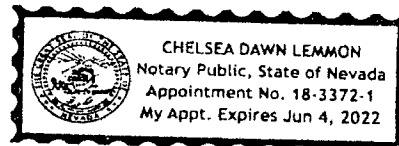


EXHIBIT "A"

THAT PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL D-4B, AS SET FORTH ON PARCEL MAP NO. 3 FOR DON B. JARMAN AND RONNALYN JARMAN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 16, 1979, IN BOOK 779, PAGE 902, AS DOCUMENT NO. 34539 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, BY DEED RECORDED AUGUST 16, 1984, IN BOOK 884, PAGE 1635, DOCUMENT NO. 105195 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 28, 162.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 28 WEST, 134.13 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 9 DEGREES 24 MINUTES 24 SECONDS, A RADIUS OF 840.00 FEET AND AN ARC LENGTH OF 137.91 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 00 SECONDS WEST, 31.10 FEET TO THE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-28-402-008
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 380,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 380,000.00
 d. Real Property Transfer Tax Due \$ 1,482.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
 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 [Signature] Authorized agent, 5/9/2019 Capacity: Grantor
 Signature [Signature] Authorized agent, 5/9/2019 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MTC Financial Inc. dba Trustee Corps
 Address: 3571 Red Rock St., Ste B
 City: Las Vegas
 State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bayview Loan Servicing, LLC
 c/o Bayview Loan Servicing, LLC
 Address: 4425 Ponce de Leon Blvd.
 City: Coral Gables
 State: FL Zip: 33146

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

Print Name: First American Title Company Escrow # 8680543
 Address: 3 First American Way
 City: Santa Ana State: CA Zip: 92707