

**RECORDING COVER PAGE**

DOUGLAS COUNTY, NV **2019-931778**  
RPTT:\$0.00 Rec:\$35.00  
\$35.00 Pgs=3 **07/15/2019 02:49 PM**  
FIRST AMERICAN MORTGAGE SOLUTIONS - TSG  
KAREN ELLISON, RECORDER E02

**APN 1319-19-720-015**

---

**TRUSTEE'S DEED UPON SALE**

---

Trustee Sale No. NV09000143-14-4

Title Order No. 8734054

RECORDING REQUESTED BY:

**First American Title Company**

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

**Federal Home Loan Mortgage Corporation  
c/o SELENE FINANCE, LP  
9990 Richmond Avenue, Suite 400 South  
Houston, TX 77042**

*FATICO submits this document for  
recording 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.*

**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: **\$539,797.67**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$311,250.00**
- 4) The documentary transfer tax is: **\$0.00**
- 5) Said property is in the city of: STATELINE

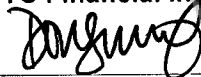
and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **Federal Home Loan Mortgage Corporation**, herein called "Grantee", 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 20, 2007, made to LESLIE S NICHOLSON, A MARRIED WOMAN and recorded on February 1, 2008, as Instrument No. 0717296, in Book 0208, on Page 0034, 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 **\$311,250.00** 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: July 11, 2019

**MTC Financial Inc. dba Trustee Corps**



By: Douglas Nunez, Authorized Signatory

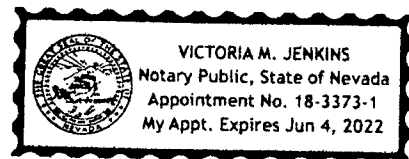
State of NEVADA  
County of CLARK

This instrument was acknowledged before me on July 11, 2019, by DOUGLAS NUNEZ.

  
Notary Public Signature

Victoria M. Jenkins  
Printed Name

My Commission Expires: June 04, 2022



Trustee Sale No. NV09000143-14-4

**EXHIBIT "A"**

PARCEL A OF PARCEL MAP OF LOT 564 SECOND AMENDED MAP OF SUMMIT VILLAGE  
RECORDED FEBRUARY 24, 1983, IN BOOK 283, PAGE 1793, AS DOCUMENT NO. 76423 OFFICIAL  
RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-19-720-015  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

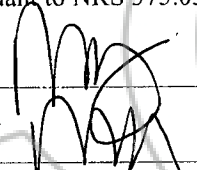
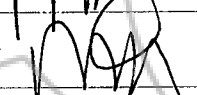
2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 311,250.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 02  
 b. Explain Reason for Exemption: Transferred to Government Entity: Federal Home Loan Mortgage Corporation

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  Authorized agent, 7/10/2019 Capacity: Grantor  
 Signature  Authorized agent, 7/10/2019 Capacity: Grantee

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

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

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

Federal Home Loan Mortgage Corporation  
 Print Name: c/o SELENE FINANCE, LP  
 Address: 9990 Richmond Avenue, Suite 400 South  
 City: Houston  
 State: TX      Zip: 77042

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

Print Name: First American Title Company  
 Address: 3 First American Way  
 City: Santa Ana

Escrow # 8734054  
 State: CA      Zip: 92707