

DOUGLAS COUNTY, NV

2019-935267

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

09/17/2019 08:24 AM

PREMIER AMERICAN TITLE

KAREN ELLISON, RECORDER

E02

RECORDING REQUESTED BY :
National Default Servicing Corporation

WHEN RECORDED MAIL TO :
National Default Servicing Corporation
7720 N 16th Street, Suite 300
Phoenix, AZ 85020

Forward Tax Statements to :
Federal National Mortgage Association
P.O. Box 650043
Dallas TX 75265-0043

APN: 1220-16-510-004

NDSC File No. : 19-00006-DF-NV

Title Order No. : 61900006

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00

The Grantee herein WAS the Beneficiary

The amount of the unpaid debt was \$247,208.24.

The amount paid by the Grantee was \$247,208.24.

The property is in the city of Gardnerville, County of Douglas, State of NV.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Federal National Mortgage Association

herein called Grantee, the following described real property situated in Douglas County:

LOT 403 AS SHOWN ON THE MAP ENTITLED SUBDIVISION OF LOTS 91-A&B, 92-A&B, 93 THRU 96 & 221 THRU 232 OF GARDNERVILLE RANCHOS UNIT NO.2", IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED ON JULY 10, 1967 AS DOCUMENT NO. 37049, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Paul Kearney, and Stephanie Kearney, Husband and Wife**, as Trustor, recorded on 11/13/2006 as Instrument No. 0688486 BK-1106 PG-4350 (or Book, Page) of the Official Records of Douglas County, NV.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the 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 09/11/19 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$247,208.24.

Dated : 09/13/2019

National Default Servicing Corporation, an Arizona Corporation

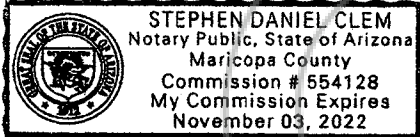
By:


Genevieve Mada, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On Sept 13, 2019, before me, the undersigned, a Notary Public for said State, personally appeared Genevieve Mada, personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Signature



STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)
a) 1220-16-510-004
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 \$247,208.24
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 2.
b Explain Reason for Exemption: Government Entity

5. Partial Interest: Percentage being transferred: _____ %
The undersigned declare 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 *Genevieve Mada* 9/12/19 Capacity Trustee Sales Officer
Genevieve Mada, 19-00006-DF-NV

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
National Default Servicing Corp.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

BUYER (GRANTEE) INFORMATION
Federal National Mortgage Association
P.O. Box 650043
Dallas TX 75265-0043

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

Print Name: _____ Escrow #: 619 00006
Address: _____
City: _____
Premier American Title Agency, Inc.
400 N. Stephanie Street, Suite 140
Henderson, NV 89014