

Recording requested by:
**BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP**

When Recorded Mail to and Mail Tax Statement to:
FEDERAL NATIONAL MORTGAGE ASS .et al
c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

APN #: **1022-16-002-066**
Property Address:
**1547 TOPAZ RANCH ROAD
WELLINGTON, NEVADA 89444**



TDUS0000009117110

Space above this line for Recorder's use only

Trustee Sale No. : **0000009117110** Title Order No.: **200505995**

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 cost was | \$298,964.52 |
| 3) The amount paid by the grantee at the trustee sale was | \$267,500.00 |
| 4) The documentary transfer tax is | \$0.00 |
| 5) Said property is in the city of WELLINGTON | |

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **DOUGLAS**, State of NEVADA, described as follows:

LOT 2, IN BLOCK H, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4,
FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50212.

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

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03/06/2006 and executed by ALLAN E SCHINDLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Trustor(s), and Recorded on 03/20/2006 as Instrument No. 0670214, Book No. 0306 and Page No. 6666 of official records of DOUGLAS County, NEVADA, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee has complied with all applicable statutory requirements of the State of Nevada regarding document recording, mailing, publication and posting of required notices.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 10/20/2021. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$267,500.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

DATED: 10/29/2021

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as Trustee



Jesus Angulo
Operations Manager

State of TEXAS }
County of DALLAS }

10/29/2021

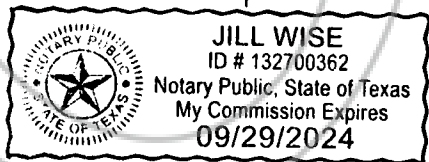
DATED

On 10/29/2021 before me, JILL WISE Notary Public, personally appeared Jesus Angulo who is known to me 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 Jill Wise (Seal)

My commission expires 09/29/2024



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-16-002-066
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of _____	Recording: _____
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 267,500.00
 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 **2**
 b. Explain Reason for Exemption: TRANSFER TO GOVERNMENT AGENCY- FNMA

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] Capacity: Authorized Agent- Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jesus Angulo
 Address: 4004 Belt Line Road, Suite 100
 City: Addison
 State: TX Zip: 75001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION,
A/K/A FANNIE MAE
 Address: 8950 Cypress Waters BLVD
 City: Coppell
 State: TX Zip: 75019

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

Print Name: Jesus Angulo
 Address: 4004 Belt Line Road, Suite 100
 City: Addison

Escrow # NA
 State: TX Zip: 75001