

APN# 1220-03-212-034



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: KAREL NOVAK

Address: P.O. BOX-1790

City/State/Zip: ZEPHYR COVE NV-89448

Mail Tax Statements to:

Name: KAREL NOVAK

Address: P.O. BOX-1790

City/State/Zip: ZEPHYR COVE

NV-89448

TRUSTEE'S DEED UPON SALE

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WHEN RECORDED MAIL TO:**

Karel Novak and Hana Novak as Joint Tenants  
Husband and Wife with the Rights of Survivorship  
735 Cedar St.  
ZEPHYR COVE NV 89448

**FORWARD TAX STATEMENTS TO:**

Karel Novak and Hana Novak as Joint Tenants  
Husband and Wife with the Rights of Survivorship  
735 Cedar St.  
ZEPHYR COVE NV 89448

NDSC File No. : 21-00123-RM-NV  
Title Order No. : 8769519

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APN: 1220-03-212-034

**TRUSTEE'S DEED UPON SALE**

Transfer Tax: \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$235,606.44**

The amount paid by the Grantee was **\$376,000.00**.

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 :

**Karel Novak and Hana Novak as Joint Tenants Husband and Wife with the Rights of Survivorship**

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

**LOT 34, BLOCK F, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 19, 2004, BOOK 1104, PAGE 9523, AS DOCUMENT NO. 629883, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 30, 2005 IN BOOK 0805, AT PAGE 14668, AS DOCUMENT NO. 653714, OFFICIAL RECORDS.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Michael O. Saum, an unmarried man**, as Trustor, recorded on **11/03/2008** as

NDSC File Number: 21-00123-RM-NV  
Trustee's Deed Upon Sale  
Page 2

Instrument No. **732359 BK-1108 PG-171** (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, 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 **07/27/22** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$376,000.00**.

Dated: 08/03/22

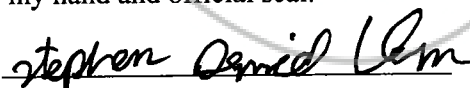
National Default Servicing Corporation, an Arizona Corporation

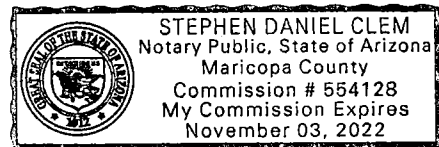
By   
**Genevieve Mada, Trustee Sales Officer**

State of ARIZONA  
County of MARICOPA

On Aug 3, 2022 before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada**, 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.

Signature 



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-03-212-034  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 376,000  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 376,000  
 Real Property Transfer Tax Due: \$ 1,466.70

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 0  
 b. Explain Reason for Exemption: 0

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 [Handwritten Signature] Capacity OWNER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: NATIONAL DEFAULT SER.  
 Address: 7720 N. 16th St. #300  
 City: PHOENIX  
 State: AZ. Zip: 85020

Print Name: KAROL NIVOK  
 Address: P.O. Box-1790  
 City: ZEPHYRUS  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: KAROL NIVOK Escrow # \_\_\_\_\_  
 Address: P.O. Box-1790  
 City: ZEPHYRUS State: NV-89448 Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Cell 760-774-8762