



SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Parwinder S. Buttar and Penny Echan  
1116 Monterra Drive  
Minden NV 89423

**FORWARD TAX STATEMENTS TO:**

Parwinder S. Buttar and Penny Echan  
1116 Monterra Drive  
Minden NV 89423

NDSC File No. : 21-00400-NS-NV  
Title Order No. : DEF-282175

APN: 1420-07-113-003

**TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$285,633.32**

The amount paid by the Grantee was **\$306,000.00.**

The property is in the city of **Carson City**, 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 :

**Parwinder S. Buttar and Penny Echan**

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

**Lot 30, In Block C, As Shown On The Final Map Of Valley Vista Estates 1, Phase 1B filed for record in the office of the Douglas County Recorder on June 2, 1995 in Book 695, Page 389 as Document No. 363386, Official Records.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **John Y Martinez, a single man** , as Trustor, recorded on **05/31/2007** as Instrument No. **0702164 BK-0507 PG-10570** (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 **12/28/22** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$306,000.00.**

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Trustee's Deed Upon Sale  
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Dated: 01/04/23

National Default Servicing Corporation, an Arizona Corporation

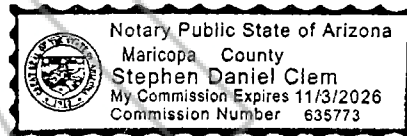
By: *Genevieve Mada*  
**Genevieve Mada, Trustee Sales Officer**

State of ARIZONA  
County of MARICOPA

On Jan 4, 2023 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 *Stephen Daniel Clem*



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) 1420-07-43-003  
 (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
i) <input type="checkbox"/> Other	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 300,000.00

Transfer Tax Value: \$ 306,000.00

Real Property Transfer Tax Due: \$ 1193.40

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred:** \_\_\_\_\_ %

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 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 Grantor

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: NATIONALDEFAULT  
 Address: 7720 N. 16th Street # 300  
 City: PHOENIX  
 State: ARIZONA Zip: 85020

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: PARWINDER S. BUTTAR  
 Address: 1116 MONTANA DRIVE  
 City: MINDEN  
 State: NEV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_