

DOC # 0150201

09/01/2016

03:31 PM

Official Record

Recording requested By
PREMIER AMERICAN TITLE AGENCY, INC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: HB

Book- 305 Page- 0713



0150201

RECORDING REQUESTED BY :
National Default Servicing Corporation
WHEN RECORDED MAIL TO :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707
Forward Tax Statements to :
FEDERAL NATIONAL MORTGAGE ASSOCIATION
135 North Los Robles Ave.
Pasadena CA 91101-1707

APN: 004-132-10

NDSC File No. : 15-01771-WF-NV

Title Order No. : 61502953

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 0.00

The Grantee herein **WAS** the Beneficiary

The amount of the unpaid debt was **\$51,508.36.**

The amount paid by the Grantee was **\$51,508.36.**

The property is in the city of **Alamo**, County of **Lincoln**, 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 **Lincoln** County:

**LOT TWENTY-EIGHT (28) OF ALAMO SOUTH SUBDIVISION, TRACT NO. 1, AS SHOWN ON MAP
CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER
ON THE 13TH DAY OF JANUARY, 1977 IN BOOK 1-A OF PLATS, PAGE 124, ASSIGNED NO. 5920**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Nancy L Browne and Eugene D Browne, wife and husband** , as Trustor, recorded on **04/03/2006** as Instrument No. **126271 BK 214 PG 372** (or Book, Page) of the Official Records of **Lincoln** 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.



Page 2
Trustee's Deed Upon Sale
NDSC File No. : 15-01771-WF-NV

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 **08/26/16** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$51,508.36**.

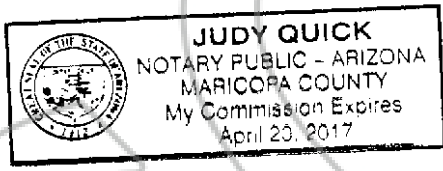
Dated : 8/29/16
National Default Servicing Corporation, an Arizona Corporation
By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On 8th, 20 16, 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 *Judy Quick*



STATE OF NEVADA
DECLARATION OF VALUE FORM

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Page 1 of 1 Fee: \$15.00
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- 1 Assessor Parcel Number(s)
 - a) 004-132-10
 - 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 \$51,508.36
- 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: Transferred to a 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* Capacity Trustee Sales Officer
 Genevieve Mada, 15-01771-WF-NV

Signature _____	Capacity <u>Grantee</u>
<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
National Default Servicing Corp. 7720 N. 16 th Street, Suite 300 Phoenix, AZ 85020	FEDERAL NATIONAL MORTGAGE ASSOCIATION 135 North Los Robles Ave. Pasadena CA 91101-1707

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

Print Name: Premier American Title Agency, Inc. Escrow #: 61502953

Address: 400 N. Stephanie Street, Suite 140

City: Henderson State: NV Zip: 89014