

LINCOLN COUNTY, NV **2020-158329**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **05/07/2020 03:41 PM**
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP
OFFICIAL RECORD
AMY ELMER, RECORDER E02

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

When Recorded Mail to and Mail Tax Statement to:
FEDERAL NATIONAL MORTGAGE
ASSOCIATION
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601
APN #: **001-103-19**
Property Address:
**35 MEADOW VALLEY
AKA 108 DAVIS ST
PIOCHE, NEVADA 89043**



TDUS00000008427742

Space above this line for Recorder's use only

Trustee Sale No. : **0000008427742** Title Order No.: **190886480**

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 **\$45,617.15**
- 3) The amount paid by the grantee at the trustee sale was **\$38,700.00**
- 4) The documentary transfer tax is **\$0.00**
- 5) Said property is in the city of **PIOCHE**

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 **LINCOLN**, State of **NEVADA**, described as follows:

LOTS NUMBERED FORTY-EIGHT (48), FORTY-NINE (49) AND FIFTY (50) IN BLOCK NUMBERED NINETEEN (19) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA.

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 04/26/2007 and executed by ARMENUI ZAKHARYAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ARMEN OGANISYAN, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Trustor(s), and Recorded on 05/08/2007 as Instrument No. 0128890, Book No. 231 and Page No. 0254 of official records of LINCOLN 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 02/21/2020. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$38,700.00 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: 04/02/2020

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as Trustee

[Signature]
Jesus Angulo
Operations Manager

04/02/2020
DATED

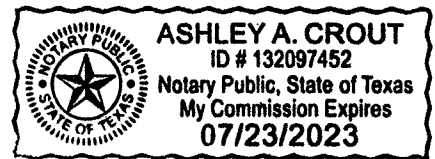
State of TEXAS }
County of DALLAS }

On 04/02/2020 before me, Ashley A. Crout 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: Ashley A. Crout (Seal)

My commission expires: 07/23/2023



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-103-19
 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 \$0.00
 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 [Handwritten Signature] Capacity: Authorized Agent- Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Barrett Daffin Frappier Treder Weiss LLP
 Address: 4004 Belt Line Road, Suite 100
 City: Addison
 State: TX Zip: 75001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Federal National Mortgage Association
 Address: 55 Beattie Place Mailstop 015
 City: Columbia, S.C.
 State: SC Zip: 29601

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Barrett Daffin Frappier Treder Weiss LLP
 Address: 4004 Belt Line Road, Suite 100
 City: Addison

Escrow# NA
 State: TX Zip: 75001