

3-1
WHEN RECORDED MAIL TO
Alma M. Natalie and Nathan H. Carpenter
752 Ryndon Unit 15
Elko, NV 89801

MAIL TAX STATEMENTS TO
Alma M. Natalie and Nathan H. Carpenter
752 Ryndon Unit 15
Elko, NV 89801

Inst #: 201001040001100
Fees: \$15.00 N/C Fee: \$0.00
RPTT: \$155.55 Ex: #
01/04/2010 09:56:26 AM
Receipt #: 180693
Requestor:
ALMA NATALIE
Recorded By: DXI Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

Title Order No. 090148899 Trustee Sale No. 09-20533 Loan No. 0325328482

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$157,018.68
- 3) The amount paid by the grantee at the trustee sale was \$30,100.00
- 4) The documentary transfer tax is \$
- 5) Said property is in NORTH LAS VEGAS TOWNSHIP --A.P.N. 139-14-613-094 and Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company (herein called Trustee), 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 Alma M. Natalie and Nathan H. Carpenter (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Clark, State of Nevada, described as follows:

LOT 3 IN BLOCK 1 OF NORTHLAND PARK TRACT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 05/30/2006, and executed by JOSE B. MARTINEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustor, and Recorded on 06/01/2006 AS INSTRUMENT# 20060601-0004976 of official records of Clark 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 Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 11/09/2009. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$30,100.00 in lawful

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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.

Date: 11/17/09

Old Republic Default Management Services, A Division of Old Republic National Title Insurance Company



Vanessa Perez, Assistant Secretary

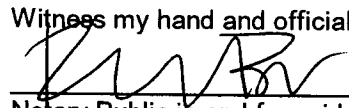
State of: California

County of Orange

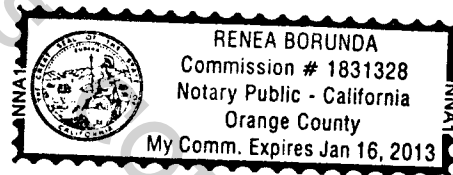
On 11/17/09 before me, RENEA BORUNDA, a Notary Public in and for said county, personally appeared Vanessa Perez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Notary Public in and for said County and State



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 139-14-613-094
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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 30,100.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 30,100.00
d. Real Property Transfer Tax Due \$ 155.55

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 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 Grantor
Signature Alma M. Natalie Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Old Republic DMS
Address: 500 City Parkway West #200
City: Orange
State: Ca Zip: 92868

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: ALMA M NATALIE
Address: 900 S. FOURTH STREET #205
City: Las Vegas
State: NV Zip: 89101

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED