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OFFICIAL RECORDS

Requested By
GAYLE A KERN ESQ

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00
Bk: 1113 Pg: 3491 RPTT \$ 13.65



Deputy sg

APN: 1320-30-215-004

Mail Tax Statements to:
Ironwood Town Homes Unit Owners' Association
Valley Realty and Management
3246 N. Carson Street # 100
Carson City, NV 89706

When recorded mail to:
Kern & Associates, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEED IN FORECLOSURE OF ASSESSMENT LIEN

THIS DEED, made the 6th day of November, 2013, between Kern & Associates, Ltd. as attorney for the Managing Body of the Ironwood Town Homes Unit Owners' Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Ironwood Town Homes Unit Owners' Association as Grantee.

WITNESSETH that the Grantor, pursuant to NRS 116.31162, 116.31163 and 116.31164 did sell under foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Motta Family Group LLC, a Nevada limited liability Company as the homeowner(s), recorded February 22, 2013 as Document Number 0818789, of Official Records of Douglas County, State of Nevada, the same having remained unpaid and the Grantor having recorded a Notice of Default and Election to Sell on March 29, 2013 as Document Number 820906, of Official Records of Douglas County, State of Nevada, and there being no satisfaction of the aforesaid obligation, the sale was advertised, published and posted after the elapsing of 90 days from the recording and mailing of said Notice of Default and Election to Sell according to the law and the sale having occurred on this date and

WHEREAS the Grantee did bid and pay the sum of \$3,375.00 for the interest of the Grantor under the assessment and lien and does hereby purchase all right, title and interest of the current vested owner without covenant or warranty, expresses or implied, regarding title, possession or encumbrances, without equity or right of redemption that real property situate in the County of Douglas, State of Nevada and being more particularly described as follows:

PARCEL ONE:

Lot B-4 as shown on the Map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in Book 0805, Page 10879 as File No. 653084, Official Records.

PARCEL TWO:

The appurtenant garage unit known as Lot G-4 as shown on the map of Ironwood Townhomes, filed in the office of the Douglas County Recorder on August 23, 2005 in book 0805, Page 10879 as File No. 653084, Official Records, as established by Covenants, Conditions and Restrictions recorded August 23, 2005 in Book 0805, Page 10880 as File No. 653085, Official Records.

PARCEL THREE:

An easement for ingress and egress as set forth in the Grant of Easement recorded August 23, 2005 in Book 805, page 10940, Document No. 653086.

That the foregoing consideration of \$3,375.00, lawful money of the United States was the highest bid at public sale under said foreclosure lien.

Dated: November 12, 2013

Kern & Associates, Ltd. As Attorney
For the Managing Body of Ironwood Town
Homes Unit Owners' Association




Gayle A. Kern, Esq.
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on November 12,
2013 by Gayle A. Kern, Esq.

 **NICOLE A. MILTON**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-2511-2 - Expires March 20, 2015



NOTARY PUBLIC