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12/02/2013 11:38 AM

OFFICIAL RECORDS

Requested By
GAYLE A. KERN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 2 Fee: \$ 15.00
Bk: 1213 Pg: 171 RPTT \$ 7.80



Deputy sg

APN: 1320-30-710-031

Mail Tax Statements to:
Minden Townhomes Homeowners 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 12th day of November, 2013, between Kern & Associates, Ltd. as attorney for the Managing Body of the Minden Townhomes Homeowners Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Minden Townhomes Homeowners 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 Lance W. Seiffert as the homeowner(s), recorded May 17, 2012 as Document Number 802523, 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 January 24, 2013 as Document Number 816918, 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 \$1,710.00 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 commonly known as 1678 Highway 395 #20, Minden, Nevada and being more particularly described as follows:

PARCEL ONE:

Unit 20, as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder of Douglas County, Nevada on February 2, 2004, as File No. 603488.

ASSESSOR'S PARCEL NO. 1320-30-710-031

PARCEL TWO:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Development Map and as set forth in the Declaration of Covenants, Conditions and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

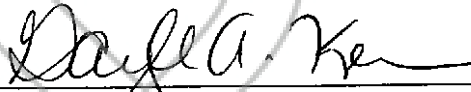
PARCEL THREE:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

That the foregoing consideration of \$1,710.00, lawful money of the United States was the highest bid at public sale under said foreclosure lien.

Dated: November 19, 2013

Kern & Associates, Ltd. As Attorney
For the Managing Body of Minden
Townhomes Homeowners 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 19,
2013 by Gayle A. Kern, Esq.





NOTARY PUBLIC