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Doc Number: **0845410**

06/30/2014 11:06 AM

OFFICIAL RECORDS

Requested By:  
**ZANE INVESTIGATIONS**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00  
BK: 0614 Pg: 7065 RPTT \$ 624.00



Deputy 59

Assessor's Parcel Number: 1319-30-627-016

Recording Requested By:

Name: Zane Investigations

Address: 9 Greg St

City/State/Zip Sparks NV 89431

Real Property Transfer Tax:

\$ \_\_\_\_\_

Certificate of Sale of Real Property

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

**RECEIVED**

JUN 30 2014

**DOUGLAS COUNTY  
DISTRICT COURT CLERK**

**CRTF**  
LAW OFFICES OF LES ZIEVE  
Benjamin D. Petiprin, Esq. (NV Bar 11681)  
3753 Howard Hughes Parkway, Suite 200  
Las Vegas, Nevada 89169  
Tel: (702) 948-8565  
Fax: (702) 446-9898

**FILED**  
2014 JUN 30 AM 10:35

TED THUAN  
CLERK  
BY **P. GREGORY**  
DEPUTY

Attorneys for plaintiff SYCP, LLC

**NINTH JUDICIAL DISTRICT COURT**

**DOUGLAS COUNTY, NEVADA**

SYCP, LLC, a limited liability company  
Plaintiff,

vs.

STEPHANIE WELCH, an individual; TAHOE  
VILLAGE HOMEOWNERS ASSOCIATION,  
a Nevada corporation; DOES 1 through 10,  
inclusive, and ROES 1 through 10, inclusive.  
Defendants.

*12010395*  
CASE NO.: EV33076  
DEPT. NO.: II

**CERTIFICATE OF SALE OF REAL  
PROPERTY**

**CERTIFICATE OF SALE OF REAL PROPERTY**

Under, and by virtue of a writ of execution issued on a judgment entered out of the above-entitled Court on the 25th day of April 2014, in favor of SYCP, LLC, Judgment Creditor, and against Stephanie Welch, Judgment Debtor, the undersigned was commanded to satisfy such judgment, together with interest and costs; out of the real property belonging to Stephanie Welch, all of which more fully appears from such writ of execution.

I, the undersigned Levying Officer, do hereby certify that I have levied, and on June 18, 2014, at 1:00 p.m., caused to be sold at public auction according to the statutes of the State of Nevada, and after due and legal notice, all the rights, title and interest of Stephanie Welch in and to the following real property located in the County of Douglas, State of Nevada:

**Assessor's Parcel No.:** 1319-30-627-016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) **1319-30-627-016**
- 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)
- Mc  Home Notes:
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	

- 3. a. Total Value/Sales Price of Property \$160,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$160,000.00
- d. Real Property Transfer Tax Due \$624.00

**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 \_\_\_\_\_ Capacity Levying Officer

Signature \_\_\_\_\_ Capacity AGENT

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

Print Name: Law Office of Les Zieve  
Address: 3753 Howard Hughes Parkway, Suite  
200, Las Vegas, NV 89169

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

Print Name: U.S. Bank National Association  
as, U.S. Bank National Association as  
successor by merger of U.S. Bank National  
Association ND c/o Peak Loan Servicing  
Address: 5900 Canoga Blvd.  
Woodland Hills, CA 91367

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 6/30/14

TED THIRAN Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy