

DOUGLAS COUNTY, NV

2014-852750

RPTT:\$401.70 Rec:\$16.00

\$417.70 Pgs=3

11/13/2014 02:36 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-15-410-042

RPTT: 401.70

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 068022-DJA

When Recorded Mail To:

Reno Project Management, LLC

6770 S. McCarran Blvd., Suite

202

Reno, Nevada

89509

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Audrey Skipworth

Audrey Skipworth

Escrow Assistant

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

RENO PROJECT MANAGEMENT LLC
6770 S. MCCARRAN BLVD. #202
RENO NV 89509

FORWARD TAX STATEMENTS TO:

RENO PROJECT MANAGEMENT LLC
6770 S. MCCARRAN BLVD. #202
RENO NV 89509

NDSC File No. : 14-00346-CI-NV

Title Order No. : 61400514

APN: 1220-15-410-042

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 401,70

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$250,694.02**

The amount paid by the Grantee was **\$102,670.00.**

The property is in the city of **GARDNERVILLE**, County of **DOUGLAS**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

RENO PROJECT MANAGEMENT LLC

herein called Grantee, the following described real property situated in **DOUGLAS** County :

LOT 21, BLOCK O, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Frances A Nakamura, an unmarried woman** , as Trustor, recorded on **09/13/2005** as Instrument No. **0654904 Book 0905 Page 4110** (or Book, Page) of the Official Records of **DOUGLAS** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

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Trustee's Deed Upon Sale
Page 2

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **10/29/14** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$102,670.00**.

Dated: 11/05/14
Corporation

National Default Servicing Corporation, an Arizona

By: *Carmen Navejas*
Carmen Navejas, Trustee Sales Officer

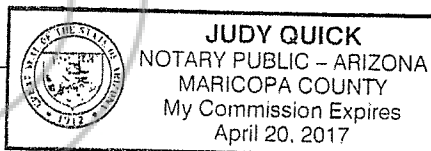
State of ARIZONA
County of MARICOPA

On 11-5-2014 before me, the undersigned, a Notary Public for said State, personally appeared **Carmen Navejas** personally known to me (or proved to me on the basis of satisfactory evidence) 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

Judy Quick



STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
 a) 1220-15-410-042
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a Total Value/Sales Price of Property \$102,670.00
 b Deed in Lieu of Foreclosure Only (value of property) ()
 c Transfer Tax Value: \$102,670.00
 d Real Property Transfer Tax Due 401.70

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, _____
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declare 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 Carmen Navejas
 Carmen Navejas, 14-00346-CI-NV

Capacity Grantor

Signature Deedee Skerston
SELLER (GRANTOR) INFORMATION

Capacity Grantee
BUYER (GRANTEE) INFORMATION

National Default Servicing Corp.
 7720 N. 16th Street, Suite 300
 Phoenix, AZ 85020

RENO PROJECT MANAGEMENT LLC
 6770 S. MCCARRAN BLVD. #202
 RENO, NV 89509

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

Print Name: ETRCO, LLC on behalf of Escrow #: 068022-DJA
Western Title Company
 Address: 645 Sierra Rose Dr. Suite 102B
 City: Reno State: Nevada Zip: 89511