

A. P. No. 1022-16-001-017
No. 17740

R.P.T.T. \$245.70

When recorded mail to:

Vandenberg
3247 Penrod Lane
Gardnerville, NV 89444

Mail tax statements to:

Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on November 12, 2014, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and JERRY WILLIAM VANDENBERG and NANCY ANNETTE VANDENBERG, as husband and wife as joint tenants with right of survivorship, parties of the second part, whose address is: 3247 Penrod Lane, Gardnerville, NV 89444

W I T N E S S E T H :

WHEREAS, JERRY DUANE VANDENBERG, a single man executed a Promissory Note payable to the order of JERRY WILLIAM VANDENBERG and NANCY ANNETTE VANDENBERG in the principal sum of \$62,588.75, and bearing interest, and as security for the payment of said Promissory Note said JERRY DUANE VANDENBERG, a single man, as Trustor, executed a certain Deed of Trust to ROWE HALES YTURBIDE, LLP, of Minden, Nevada, Trustee for

JERRY WILLIAM VANDENBERG and NANCY ANNETTE VANDENBERG, Beneficiary, which Deed of Trust was dated September 1, 2013, and was recorded September 10, 2013, in Book 913 on Page 201, as Document No. 0830365, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of ROWE HALES YTURBIDE, LLP, of Minden, Nevada, by document recorded June 11, 2014, in Book 614, Page 2403, as Document No. 844323, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on September 15, 2013, in the failure to pay each payment of principal and interest that thereafter became due and in the failure to pay taxes which became a lien upon the trust premises for the fiscal period October 7, 2013 through March 3, 2014 being in the amount of \$515.82 which amount was advanced by the beneficiary; and

WHEREAS, JERRY WILLIAM VANDENBERG and NANCY ANNETTE VANDENBERG executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded July 2, 2014, in book 714 on page 807 as Document No. 845669, Official Records, Douglas County, Nevada; and

WHEREAS, on July 7, 2014, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, on September 18, 2014, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate was recorded October 16, 2014, as Document No. 2014-851223, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of JERRY WILLIAM VANDENBERG and NANCY ANNETTE VANDENBERG the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, Trustee, gave due and legal

notice in each and every manner required by said Deed of Trust and provided by law that it would on the 12th day of November, 2014, at the hour of 1:00 o'clock P.M., sell at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, in Minden, Douglas County, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on October 16, 2014, as Document No. 2014-851224, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated October 17, 2014, October 24, 2014 and October 31, 2014, and said Notice of Sale was posted in a public place, in Minden, Nevada namely, at the Judicial and Law Enforcement Center, on October 20, 2014; and

WHEREAS, on October 14, 2014, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$63,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$63,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their heirs, successors, and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 13, in Block S of TOPAZ RANCH ESTATES, UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 81, Page 214, as Document No. 50212.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances

thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.


ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*
GENEVA MARTINKUS
Its: Secretary

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on
November 18, 2014, by Geneva Martinkus as
Secretary of ALLIED 1031 EXCHANGE, dba ALLIED
FORECLOSURE SERVICES.

DJ
Notary Public

 DOROTHY J. JOHNSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-66333-2 - Expires December 19, 2016

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-16-001-017
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 63,000
 Transfer Tax Value: \$ 63,000.00
 Real Property Transfer Tax Due: \$ 245.70

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: includes costs
- 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 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 Foreclosure Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Allied Foreclosure Serv.</u>	Print Name: <u>Jerry Williams & Nancy Vandenberg</u>
Address: <u>1000 Caughlin Crossing, #30</u>	Address: <u>3247 Penned Lane</u>
City: <u>Reno, NV 89519</u>	City: <u>Gardnerville</u>
State: _____ Zip: _____	State: <u>NV</u> Zip: <u>89444</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: First Centennial Title Escrow # 205452-CT-TSQ
 Address: 321 W. Winnie, Suite 102
 City: Carson City State: NV Zip: 89703