

DOUGLAS COUNTY, NV

2014-854229

RPTT:\$590.85 Rec:\$16.00

\$606.85 Pgs=3

12/11/2014 03:49 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-22-410-008

RPTT \$590.85

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 068520-DJA

When Recorded Mail To:

Reno Project Management, LLC

6770 S. McCarran Blvd., Suite

202

Reno, Nevada

89509

Mail Tax Statements to: (deeds only)

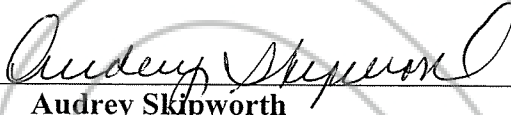
Same As Above

(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

Escrow Assistant

This document is being
recorded as an
accommodation only.

Trustee's Deed Upon Sale

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

APN No.: 1220-22-410-008

Recording Requested by:

When Recorded Mail to:
RENO PROJECT MANAGEMENT, LLC
6770 S. MCCARRAN BLVD. #202
RENO, NV 89509

Forward tax statements to the address given above

TS No.: NV-13-608489-JB

Space above this line for recorders use only

Order No.: 8393813

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax: 590.85

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$205,030.92

The amount paid by the grantee at the trustee sale was: \$151,390.00

The documentary transfer tax is:

Said property is in the City of: **GARDNERVILLE**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

RENO PROJECT MANAGEMENT LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **DOUGLAS**, State of Nevada, described as follows:

LOT 400, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **LESLIE K. TERADA AND DEBRA A. TERADA, HUSBAND AND WIFE.**, as trustor, dated **10/1/2009**, and recorded on **10/7/2009** as instrument number **751922**, in Book **1009**, Page **1638**, and

modified as per Modification Agreement recorded 12/5/2011 as Instrument No. 0793696, in Book 1211, on Page 821 of Official Records in the office of the Recorder of DOUGLAS, Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 6/4/2014, instrument no 843957, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's sale have been complied with. 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 11/26/2014. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$151,390.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-13-608489-IB
Date: 12/4/2014

QUALITY LOAN SERVICE CORPORATION

Vanessa Cajusay
By: Vanessa Cajusay, Assistant Secretary

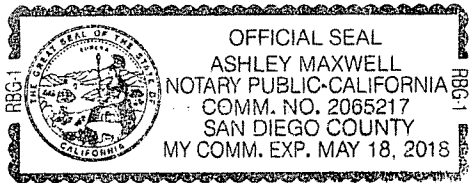
State of: California
County of: San Diego

On DEC 04 2014 before me, Ashley Maxwell a notary public, personally appeared Vanessa Cajusay, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley Maxwell (Seal)
Ashley Maxwell



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDERS OPTION USE ONLY

Document/Instrument #:

Book:

Page:

Date of Recording:

Notes:

1. Assessor Parcel Number(s)

- a) 1220-22-410-008
- 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
- i) Other _____

3. Total Value/Sales Price of Property:

\$151,390.00

Deed in Lieu of Foreclosure Only (value of property): _____

Transfer Tax Value: _____

\$151,390.00

Real Property Transfer Tax Due: _____

590.85

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred 100 %

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.

Date: 12/4/2014

Signature Vanessa Cajusay Capacity Assistant Secretary
Vanessa Cajusay

Signature Reidney Sheperdson Capacity Agent

**SELLER (GRANTOR) INFORMATION
(Required)**

**BUYER (GRANTEE) INFORMATION
(Required)**

Print Name: Quality Loan Service Corp. Print Name: RENO PROJECT MANAGEMENT, LLC
Address: 411 Ivy Street Address: 6770 S. MCCARRAN BLVD. #202
City: San Diego City: RENO
State: CA Zip: 92101 State: NV Zip: 89509

COMPANY REQUESTING RECORDING

Print Name: ETRCO, LLC on behalf of Western Title Escrow No.: 065820-DJA
Address: 645 Sierra Rose #102B
City: Reno State: NV Zip: 89511