

APN: 1121-05-510-023

Mail Tax Statements to:
Pine View Estates Home Owners Association
New Valley Real Estate Management, Inc.
1664 Highway 395. N. Suite 106
Minden, NV 89423

When recorded mail to:
Pine View Estates Home Owners Association
c/o 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)



KAREN ELLISON, RECORDER

DEED IN FORECLOSURE OF ASSESSMENT LIEN

THIS DEED, made the 30th day of December, 2014, between Pine View Estates Home Owners Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Pine View Estates Home Owners Association as Grantee.

WITNESSETH that the Grantor, pursuant to the Governing Documents did sell under foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Maxine R. Pecnik and/or Lynn EnEarl as the homeowners, recorded October 2, 2013 as Document Number 0831580, of Official Records of Douglas County, State of Nevada, the same having remained unpaid and the Grantor having recorded an Amended Notice of Default and Election to Sell on June 6, 2014 as Document Number 844030, of Official Records of Douglas County, State of Nevada, and there being no satisfaction of the aforesaid obligation, and the Notice of Sale was recorded October 8, 2014 as Document No. 2014-850534; the Notice of Sale was mailed to all lienholders, all persons claiming an interest in the real property and the Notice of 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 November 21, 2014 and

WHEREAS the Grantee did bid and pay the sum of \$900.00 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 and being more particularly described as follows:

Leasehold estate as created by that certain lease recorded September 6, 2002 in Book 0902, Page 1852 as Document No. 551602 in the following:

Lot 4, as set forth on Record of Survey for Pineview Development filed for record in the office of the Douglas County Recorder on October 13, 1997 in Book 1097, Page 2348, as Document No. 423881 and amended by Record of Survey recorded March 8, 2000 as Document No. 487625, Official Records.

That the foregoing consideration of \$900.00, lawful money of the United States was the highest bid at public sale under said assessment lien.


Dated: December 30, 2014

Pine View Estates Home Owners
Association

By: 
Gayle A. Kern, Esq., Its Attorney
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 December 30, 2014, by Gayle A. Kern, Esq.

 JESSE BRACKNEY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 11-5544-2 - Expires July 29, 2015


NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1121-05-510-023
- 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)	\$ <u>900.00</u>
Transfer Tax Value:	\$ <u>900.00</u>
Real Property Transfer Tax Due:	\$ <u>3.90</u>

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 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 Gayle A. Kern Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Pine View Estates Homeowners Association
 Address: c/o Kern & Associates, Ltd., 5421 Kietzke Ln., Suite 200
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Pine View Estates Homeowners Association
 Address: c/o Kern & Associates, Ltd., 5421 Kietzke Ln., Suite 200
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gayle A. Kern, Esq. Escrow # _____
 Address: 5421 Kietzke Lane, Suite 200
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)