

DOUGLAS COUNTY, NV **2015-855908**  
RPTT:\$370.50 Rec:\$15.00  
\$385.50 Pgs=2 **01/21/2015 11:45 AM**  
TITLE SERVICE AND ESCROW - YERINGTON  
KAREN ELLISON, RECORDER

APN 1420-07-617-043

Order No. TSL-37222-F-SL  
TO NO. 01402482-006-TSG

Total Unpaid Debt: \$ 101,077.43  
Bid Amount including costs: \$95,000.00  
RPTT : 370.50  
Mail Tax Bill to Grantee:  
ROSEHILL, LLC  
6770 S MCCARRAN BLVD #202  
RENO, NV 89509

When recorded mail to:  
ROSEHILL, LLC  
6770 S MCCARRAN BLVD #202  
RENO, NV 89509

SPACE ABOVE FOR RECORDER'S USE ONLY

**TRUSTEES DEED UPON SALE**

TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, hereinafter referred to as Trustee, does hereby Grant and Convey, without covenant or warranty, expressed or implied to ROSEHILL, LLC hereinafter referred to as Grantee, all of that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on July 26, 1977, in Book 777 of Maps, Page 1278, as File No. 11379.

APN 1420-07-617-043

Property Address: 3519 Vista Grande Blvd. Carson City NV 89705

This conveyance is made pursuant to the authority and powers vested in the Trustee, successor Trustee or substituted Trustee under the terms on that certain Deed of Trust executed by NORMA M RUBY, an unmarried woman as Trustor and recorded in the Official Records of Douglas County, Nevada, on June 21, 1993, as Document No. 310370 Book 0693 Page 4564-4568 and re-recorded on July 15, 2014 as No. 846374 Book 714 pg 3316; and

Pursuant to a Notice of Default recorded in the Official Records of Douglas County, Nevada, on August 15, 2014, as Document No. 847982, the Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks, commencing on December 19, 2014, in the Record Courier the local Newspaper and at least twenty days before the date of sale, a copy of the Notice of Trustee's Sale was posted in a public place in the County where the property is located and at least 15 days before the date of the sale in a conspicuous place on the property.

At the place and time fixed in the Notice of Trustee's Sale, the Trustee did sell the aforementioned property at the public auction to the Grantee, being the highest bidder, for an acceptable amount to allow trustee to convey the Deed of Trust.

IN WITNESS WHEREOF, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, as Trustee, has this day caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officer.

DATED January 21, 2015

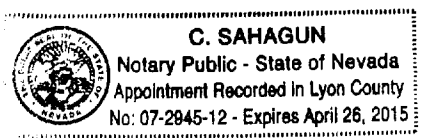
TITLE SERVICE AND ESCROW COMPANY

by: Staci Lindberg  
STACI LINDBERG, DIRECTOR.

STATE OF NEVADA )  
 ) ss.  
COUNTY OF LYON )

On January 21, 2015, personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), STACI LINDBERG of TITLE SERVICE AND ESCROW COMPANY who acknowledged to me that she executed the within instrument.

C. Sahagun  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-07-617-043 \_\_\_\_\_
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$95,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$95,000.00  
 Real Property Transfer Tax Due: \$370.50

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_
  - b. Explain Reason for Exemption: bid amount includes costs

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 J. Dunder Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity GRANTEE

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

Print Name: Title Service and Escrow Co.  
 Address: P.O. Box 833  
 City: Yerington  
 State: NV Zip: 89447

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

Print Name: ROSEHILL, LLC  
 Address: 6770 S MCCARRAN BLVD #202  
 City: RENO  
 State: NV Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Title Service & Escrow Co Yerington Escrow # TSL-37222-F-SL  
 Address: 215 W. Bridge St Suite 1 PO Box 833  
 City: Yerington State: NV Zip: 89447

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)