

A.P.N.: **1420-34-501-005**

Recording requested by:

Mail Tax Statements To:

U.S. Bank Trust, N.A., as Trustee for

LSF8 Master Participation Trust

16745 W. Bernardo Drive, Ste 300

San Diego, CA 92127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS # **NV-14-3913-JY** Order # **140170155-NV-VOO**

Trustee's Deed Upon Sale

Transfer Tax: **\$1,677.00**

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$557,013.16**

The amount paid by the grantee at the trustee sale was: **\$429,799.47**

The documentary transfer tax is: **None**

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

SUMMIT REAL ESTATE SERVICES, LLC, 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

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

(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 1-A IN BLOCK 1199, PAGE 3357 AS DOCUMENT NO. 481071, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MELINDA ANN FOWLER**, as trustor, dated **1/26/2007**, and recorded on

1/30/2007 as instrument number **0693970**, in Book **0107**, Page **9715** 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 **9/2/2014**, instrument no **848859**, Book **914**, Page **9**, 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 Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **2/4/2015** at the place named in the Notice of Sale, in the County of **DOUGLAS**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$429,799.47** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **2/5/2015**

SUMMIT REAL ESTATE SERVICES, LLC

By:


Justin Yahnke, Trustee Sale Officer

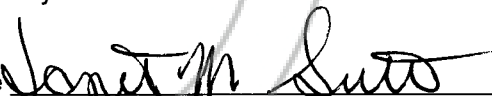
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On **2/5/2015** before me, Janet M. Smith, a notary public, personally appeared **Justin Yahnke**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ 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  (Seal)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-501-005
 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 \$429,799.47
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$429,799.47
 d. Real Property Transfer Tax Due \$1,677.00
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 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 *[Signature]* Capacity Trustee Sale Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Summit Real Estate Services, LLC
 Address: 16745 W. Bernardo Drive, Suite 100
 City: San Diego
 State: California Zip: 92127

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust
 Address: 16745 W. Bernardo Drive, Suite 300
 City: San Diego
 State: California Zip: 92127

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: LSI Title Agency, Inc. Escrow #: _____
 Address: 3220 El Camino Real
 City: Irvine State: California Zip: 92602