

DOUGLAS COUNTY, NV  
RPTT:\$526.50 Rec:\$16.00  
\$542.50 Pgs=3  
2015-857341  
02/23/2015 02:53 PM  
FIRST AMERICAN TITLE PASEO VERDE  
KAREN ELLISON, RECORDER

APN: 1220-04-515-024

**Recorded at the Request of:**

First American Title Company  
2500 Paseo Verde Parkway, Ste.120  
Henderson, NV 89074

**When Recorded, Mail Tax Statements To:**

Michael Earnest  
1921 Oregon Street  
Berkeley, CA 94703

File No. 2470715-IRK

R.P.T.T.: \$526.50

**TRUSTEE'S DEED UPON SALE**

**First American Title Insurance Company**

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

**MICHAEL FREDERICK ERNEST**

(herein called Grantee) the real property in the County of Douglas, State of Nevada, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **MARNIE MCLAUGHLIN, an unmarried woman**, as Trustor, recorded on **12/19/2005** as **Document No. 0663767** of Official Records of said County. The Notice of Default recorded on **09/19/2014** as **Document No. 849632** of Official Records of Douglas County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was recorded on **12/23/2014** as **Document No. 2014-854845** of Official Records of Douglas County, Nevada and published once a week for three consecutive weeks commencing on **01/14/2015** in **The Record-Courier**, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in public places namely: **Judicial and Law Enforcement Center, 1038 Buckeye Road, Minden, NV 89423.**

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **02/04/2015** to said Grantee, being the highest bidder therefore, for **\$135,000.00** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company, a California corporation as trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Date: 02/23/2015

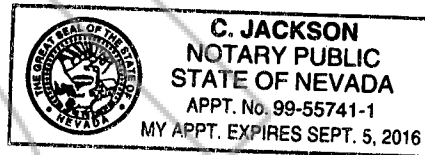
First American Title Insurance Company

By: Debbie M. Jackson  
Debbie M. Jackson, Vice President

STATE OF NEVADA )  
: ss  
COUNTY OF CLARK )

This instrument was acknowledged before me on 2-23-2015  
By: Debbie M. Jackson, Vice President  
of First American Title Insurance Company

[Signature]  
Notary Public



**Exhibit "A"**  
**Legal Description**

LOT 33, OF FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3,  
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 1971, IN BOOK 2 OF MAPS,  
PAGE 257, AS DOCUMENT NO. 54454.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-515-024
- 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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$135,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$135,000.00
- d) Real Property Transfer Tax Due \$526.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: *Rebecca M. Jackson* Capacity: AS TRUSTEE

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: First American Title Insurance Company as Trustee

Address: 2500 Paseo Verde Parkway, STE 120

City: Henderson

State: NV Zip: 89074

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

Print Name: Michael Ernest

Address: 1921 Oregon Street

City: Berkeley

State: CA Zip: 94703

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company as Trustee File Number: 201-2470715 IK/bl

Address: 2500 Paseo Verde Parkway, STE 120

City: Henderson State: NV Zip: 89074

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