

APN NO. 1420-28-213-010

RECORDING REQUESTED BY

**ACCOMMODATION ONLY**

WHEN RECORDED MAIL TO  
And SEND TAX STATEMENT TO:

**GREEN TREE SERVICING, LLC**  
7360 S. KYRENE RD  
TEMPE, AZ 85283

Trustee's Sale No: 07-FEE-128672

DOUGLAS COUNTY, NV **2015-860758**  
RPTT:\$1684.80 Rec:\$16.00  
\$1,700.80 Pgs=3 **04/23/2015 12:20 PM**  
DOCUMENT PROCESSING SOLUTIONS  
KAREN ELLISON, RECORDER

**TRUSTEE'S DEED UPON SALE**

The undersigned grantor declares:

1. The Grantee herein was the foreclosing beneficiary.
2. The amount of the unpaid debt together with costs was \$469,222.29.
3. The amount paid by the Grantee at the Trustee's Sale was \$432,000.00.
4. The documentary transfer tax is: \$2,203.20.

**THIS INDENTURE** made April 15, 2015, between RTS Pacific, Inc., a Washington corporation, hereinafter called Trustee and EVERBANK, hereinafter called Grantee, **WITNESSETH:**

**WHEREAS**, BRIAN C. HUMPHREY AND MICHELE M. HUMPHREY, HUSBAND AND WIFE, by a Deed of Trust dated 6/18/2010, and recorded 6/23/2010 in Volume 610, page 4725,, as Instrument No. 765863, of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

**WHEREAS**, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Beach and Default, to which reference is hereby made; and,

**WHEREAS**, on 9/4/2013, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written declaration of default and demand for sale and thereafter there was filed for record on 4/16/2014, in the office of the County Recorder of DOUGLAS County, NEVADA, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Instrument No. 841034, of Official Records of said County and,

**WHEREAS**, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in a newspaper of general circulation printed and in each county in which the property or any part thereof is situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on April 15, 2015, at 01:00 PM, of said day, **AT THE DOUGLAS COUNTY COURTHOUSE, 1038 BUCKEYE ROAD, in the City of MINDEN, County of DOUGLAS, State of NEVADA,** and

**WHEREAS**, three true and correct copies of said Notice were posted in three of the most public places in the County of DOUGLAS, State of NEVADA, in which said sale was noticed to take place, and where the property was to be sold for not less than twenty days before the date of sale therein fixed, and,

**WHEREAS** compliance having been made with all the statutory provisions of the State of NEVADA and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$432,000.00, said Grantee being the highest and best bidder therefore,

**NOW, THEREFORE**, Trustee, in consideration of the premises recited and the sum of the above mentioned bid paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does **GRANT AND CONVEY**, but without warranty or covenants, expressed or implied, unto the said Grantee, EVERBANK, all that certain property situate in the County of DOUGLAS, State of NEVADA, described as follows:

LOT 238 IN BLOCK G AS SHOWN ON THE MAP(#PD99-02-06) OF SARATOGA SPRINGS ESTATES UNIT 6, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 28,2002 AS FILE NO. 546028.

Tax Parcel No: 1420-28-213-010

**IN WITNESS WHEREOF**, the said RTS Pacific, Inc., as Trustee has this day caused it corporate name to be hereunto affixed by its Assistant Vice President thereunto duly authorized by resolution of its Board of Directors.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-28-213-010  
 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      \$ 432,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 432,000.00  
 d. Real Property Transfer Tax Due      \$ ~~2,203.20~~ 684.80

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %  
 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 *Robert Langman* Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: RTS Pacific, Inc.  
 Address: 616 1st Avenue, Ste. 500  
 City: Seattle  
 State: WA Zip: 98104

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: EverBank  
 Address: 7360 S. Kyrene Rd.  
 City: Tempe  
 State: AZ Zip: 85283

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_