

DOUGLAS COUNTY, NV

2015-863837

RPTT:\$555.75 Rec:\$16.00

\$571.75 Pgs=3

06/11/2015 09:21 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-21-511-017

RPTT: 555.75

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 072824-DJA

When Recorded Mail To:

Rosehill, LLC

6770 S. McCarran Blvd., Suite

202

Reno, Nevada

89509

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Audrey Skipworth

Audrey Skipworth

Escrow Assistant

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN 1220-21-511-017

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

ROSEHILL, LLC
6770 S. McCarran BLVD # 202
RENO, NV 89509

Trustee Sale No.
NV09000537-14-1

Title Order No. 95306315

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was not the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$187,844.59**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$142,468.00**
- 4) The documentary transfer tax is: **\$ 555.75**
- 5) Said property is in the city of: GARDNERVILLE

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **ROSEHILL, LLC**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:

LOT 17, IN BLOCK A, AS SHOWN ON THE MAP OF CAHI NO. 6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 24, 1999, IN BOOK 1199, PAGE 4453, AS DOCUMENT NO. 481452, OFFICIAL RECORDS.

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated April 29, 2005, made to MILLOU L. ROSE AND TIMOTHY S. ROSE, WIFE AND HUSBAND AS JOINT TENANTS and recorded on May 5, 2005, as Instrument No. 0643636, in Book 0505, on Page 02221, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **May 20, 2015** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$142,468.00** cash, in lawful money of the United States, which has been

paid.

Dated: 5/29/15

TRUSTEE CORPS



By: Amy Lemus, Authorized Signatory

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.

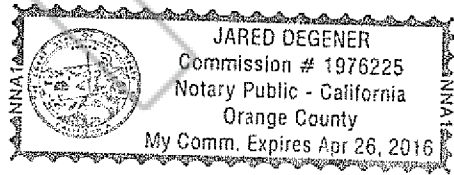
State of CALIFORNIA
County of ORANGE

On 5-29-15 before me, Jared Degener, a notary public personally appeared AMY LEMUS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Jared Degener
Notary Public Signature



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-21-511-017
 - b)
 - c)
 - d)

- 2. Type of Property:
 - a) Vacant Land
 - c) Condo/Twnhse
 - e) Apt. Bldg
 - g) Agricultural
 - i) Other _____
 - b) Single Fam. Res.
 - d) 2-4 Plex
 - f) Comm'l/Ind'l
 - h) Mobile Home

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

3. Total Value/Sales Price of Property: \$142,468.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$142,468.00
 Real Property Transfer Tax Due: \$ 555.75

- 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 *Reedley Shepovon* Capacity *Agent*
 Signature *Reedley Shepovon* Capacity *Agent*

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Trustee Corps
 Address: 17100 Gillette Avenue
 City: Irvine
 State: CA Zip: 92614

Print Name: Rosehill, LLC
 Address: 6770 S. McCarran Blvd., Suite 202
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 072824-DJA

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