

APN: 1320-30-812-008

Mail Tax Statements to:
TBR I, LLC
9533 Gateway Dr., Suite 3
Reno, NV 89521

When recorded mail to:
TBR I, LLC
9533 Gateway Dr., Suite 3
Reno, NV 89521



KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEED IN FORECLOSURE OF ASSESSMENT LIEN

THIS DEED, made the 27th day of May, 2015, between Mountain Glen Homeowners Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and TBR I, LLC as Grantee.

WITNESSETH that the Grantor, pursuant to NRS 116.31162, 116.31163, 116.31164 and other applicable provisions of Chapter 116 of the Nevada Revised Statutes, did sell under foreclosure of the Amended Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying JoAnn L. Morris, trustee of the JoAnn L. Morris Revocable Trust dated January 20, 1988 as to an undivided 50% interest and Pete Runacres and Tana Runacres, Trustees of the Runacres Family 1999 Trust as to an undivided 50% interest, as the homeowners, recorded July 21, 2014 as Document Number 0846666, of Official Records of Douglas County, State of Nevada, the same having remained unpaid and the Grantor having recorded a Notice of Default and Election to Sell on October 2, 2014 as Document Number 2014-850229, of Official Records of Douglas County, State of Nevada, and there being no satisfaction of the aforesaid obligation, and the Notice of Sale was recorded April 20, 2015 as Document Number 2015-860613; the Notice of Sale was mailed to all lienholders, all persons claiming an interest in the real property and the Notice of Sale was advertised, published and posted after the elapsing of 90 days from the recording and mailing of said Notice of Default and Election to Sell according to the law and meeting all requirements of applicable law, including but not limited to NRS 116.3116 – NRS 116.31168, and the sale having occurred on May 20, 2015 and

WHEREAS the Grantee did bid and pay the sum of \$13,000.00 for the interest of the Grantor under the assessment and lien and does hereby purchase all right, title and interest of the current vested owner without covenant or warranty, expresses or implied, regarding title, possession or encumbrances, without equity or right of redemption that

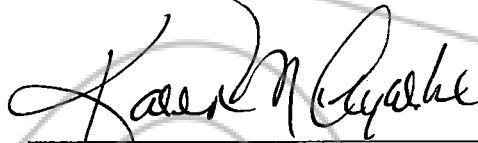
real property commonly known as 1000 Aspen Grove situate in the County of Douglas, State of Nevada and being more particularly described as follows:

Lot 8 in Block A, as shown on the map of MOUNTAIN GLEN PHASE 1, in the County of Douglas, State of Nevada, filed in the office of the Douglas County Recorder on December 28, 1987, File No. 169542.

That the foregoing consideration of \$13,000.00, lawful money of the United States was the highest bid at public sale under said assessment lien.

Dated: June 10, 2015

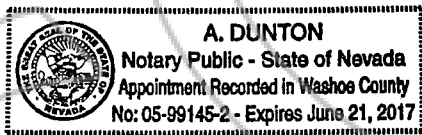
Mountain Glen Homeowners Association



By: Karen M. Ayarbe, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 10, 2015 by Karen M. Ayarbe, Esq.



NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1720-30-812-008
 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. Total Value/Sales Price of Property \$ 13,000⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 13,000⁰⁰
 Real Property Transfer Tax Due \$ 50.70 ✓

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 _____ Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mountain Glen HOA
 Address: P.O. Box 1392
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TBR I LLC
 Address: 9533 Gateway Drive Suite B
 City: Reno
 State: NV Zip: 89521

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

Print Name: TBR I LLC Escrow #: _____
 Address: 9533 Gateway Drive Suite B
 City: Reno State: NV Zip: 89521