

A.P.N.: 1420-07-813-001

RECORDING REQUESTED BY:  
CLEAR RECON CORP.

AND WHEN RECORDED TO:  
**JJT Properties**  
**2743 Pamela Place**  
**Minden, NV 89423**

Forward Tax Statements to  
the address given above



KAREN ELLISON, RECORDER

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 021852-NV Loan #: \*\*2627  
Order #: 13521077

**The undersigned hereby affirms that there is no Social Security number contained in this document.**

### TRUSTEE'S DEED UPON SALE

Transfer Tax: \$795.60  
The Grantee Herein was not the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$242,353.94  
The Amount Paid by the Grantee was \$204,000.00  
Said Property is in the City of CARSON CITY, County of Douglas

**CLEAR RECON CORP.**, 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

#### JJT Properties

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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 11, IN BLOCK R, OF THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 30, 1996, AS DOCUMENT NO. 380052, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 2, 1996, AS DOCUMENT NO. 380351.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RONALD J. HARPER AND KAREN L. HARPER HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP** as Trustor, dated 4/21/2008 of the 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 4/28/2008, instrument number 722259 Book 408, Page 6846 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

**TRUSTEE'S DEED UPON SALE**

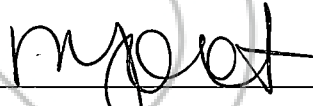
T.S. #: 021852-NV  
Loan #: \*\*2627  
Order #: 13521077

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 6/10/2015. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$204,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: JUN 15 2015

CLEAR RECON CORP.

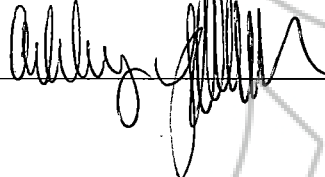
  
\_\_\_\_\_  
Nicole Yost

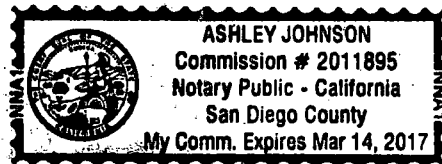
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss  
County of San Diego }

On JUN 15 2015 before me ASHLEY JOHNSON Notary Public, personally appeared Nicole Yost who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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)



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**

- (a) 1420-07-813-001
- (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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 204,000.00

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 795.60

**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 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 Judy Bray Capacity Office Manager

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Clear Recon Corp

Address: 4375 Jutland Dr #200

City: San Diego

State: ca Zip: 92117

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: JJT Properties

Address: 2743 Pamela Place

City: Minden

State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_