

DOUGLAS COUNTY, NV  
RPTT:\$1228.50 Rec:\$16.00  
\$1,244.50 Pgs=3 09/25/2015 02:35 PM  
ETRCO, LLC  
KAREN ELLISON, RECORDER

APN#: 1318-23-810-060  
RPTT: \$1228.50

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 075149-DJA

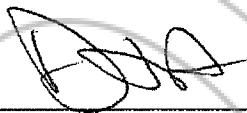
**When Recorded Mail To:**  
Rosehill, LLC  
6770 S McCarran Blvd #202  
Reno NV  
89509

**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



**Diane J. Allen**

**Escrow Officer**

**Trustee's Deed Upon Sale**

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

APN 1318-23-810-060

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

ROSEHILL, LLC  
6770 S MCLARREN BLVD # 202  
RENO, NV 89509

Trustee Sale No.  
NV09000069-14-1

Title Order No. 8430791

**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: **\$417,415.48**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$315,000.00**
- 4) The documentary transfer tax is: **\$ 1228.50**
- 5) Said property is in the city of: STATELINE

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 4, BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY MEADOWS SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 5, 1955, IN BOOK 1 OF MAPS AS DOCUMENTS NO. 10542.**

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 11, 2005, made to CURTIS L FULTON, AN UNMARRIED MAN and recorded on April 21, 2005, as Instrument No. 0642397, in Book 0405, on Page 8833, 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 **September 2, 2015** at the place specified in said Notice, to Grantee who was the

highest bidder therefore, for \$315,000.00 cash, in lawful money of the United States, which has been paid.

Dated: 9/8/15

TRUSTEE CORPS

*[Handwritten Signature]*

By: Miguel Ochoa, 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.

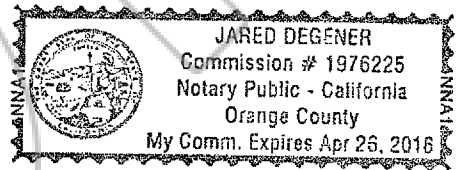
State of CALIFORNIA  
County of ORANGE

On 9-8-15 before me, Jared Degener, a notary public personally appeared MIGUEL OCHOA, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public Signature



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 1318-23-810-060

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

\$ 315,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

( )

c. Transfer Tax Value:

\$ 315,000.00

d. Real Property Transfer Tax Due

\$ 1228.50

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%

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 Brenda Unruh

Capacity

Grantor

Signature

Capacity

Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

ETico Flo  
Western Title Co.  
Brenda Unruh, Docs Processor  
c/o MTC Financial Inc., DBA Trustee

Print Name: Corps

Address: 17100 Gillette Avenue

City: Irvine

State: CA

Zip: 92614

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: ROSEHILL, LLC

Address: 6770 S MCLARREN BLVD # 202

City: RENO

State: NV

Zip: 89509