

DOUGLAS COUNTY, NV **2015-872092**
RPTT:\$1973.40 Rec:\$16.00
\$1,989.40 Pgs=3 11/02/2015 11:01 AM
STEWART TITLE ELKO
KAREN ELLISON, RECORDER

APN# 1220-28-000-005

Recorded at the Request of:
Stewart Title Company
810 Idaho Street
Elko, Nevada 89801

When recorded Mail this document
and Tax Statements to:

Rancho Sierra Group, LLC
3860 GS Richards Blvd.
Carson City, NV 89703

Order No.: 01415-16058

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 16th day of September, 2015 by STEWART TITLE COMPANY, a Texas corporation, as Trustee as hereinafter stated, and hereinafter referred to as Trustee and **Rancho Sierra Group, LLC, a Nevada limited liability company as to a combined 94.18605% interest; Candace R. Jones, as Trustee of the Candace R. Jones Family Trust, as to an undivided 1.16279% interest James R. Davenport and Susan Davenport, as Trustees of the James R. & Susan Davenport Family Trust, as to an undivided 2.32558% interest J. Warner Griswold, as Trustee of the John Warner Griswold Family Trust, as to an undivided 2.32558% interest** herein referred to as grantee

WITNESSETH:

WHEREAS, **Rancho Sierra, LLC, a Nevada limited liability company** by Deed of Trust dated December 26, 2006, and recorded December 27, 2006, in Book 1206, as Document No. 691664 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, and re-recorded February 12, 2013 in Book 0213, as Document No. 818052 of Official Records in the Office of the County Recorder of Douglas County, Nevada; did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that 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 Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on April 27, 2015, the then beneficiaries and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was

recorded April 30, 2015, as Document No. 2015-861259, of Official Records, Douglas County, Nevada; and

WHEREAS, the 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 for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Douglas County, Nevada in which the premises to be sold is situated, a 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, lawful money of the United States of America, on September 16, 2015, at the hour of 1:00 p.m., at the front entrance of the East Fork Justice Court, located at 1038 Buckeye Road, Minden, NV.

WHEREAS, a true and correct copy of said Notice were posted in a public place in the County of Douglas, State of Nevada, where said sale was noticed to take place and where the property is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; 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 statutes and with the Soldier's 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 Grantee for the sum of \$500,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Township 12 North, Range 20 East, M.D.B. & M., Section 28, West 1/2 of the Northeast 1/4

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title Company, a Texas corporation, as Trustee, has this day caused its corporation name to be hereunto affixed by its Division President - Elko thereunto duly authorized by resolution of its board of directors.

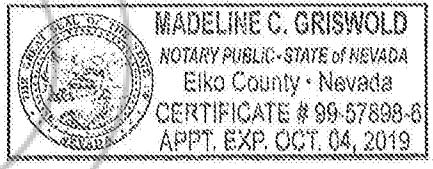
STEWART TITLE COMPANY, a Texas corporation, as Trustee,

BY: *Colleen M. O'Brien*
Colleen M. O'Brien
Division President - Elko

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

This instrument was acknowledged before me, a notary public on October 30, 2015 by Colleen M. O'Brien as Division President- Elko of Stewart Title Company

Madeline C. Griswold
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-28-000-005
 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 _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property 505,766.39
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$505,766.39
 Real Property Transfer Tax Due: \$1,973.40

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: Based on Successful Bid at FCL Sale PLUS all costs

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 *Colleen M. O'Brien* Capacity Division President - Elko
 Stewart Title Company, Colleen M. O'Brien

Signature _____ Capacity _____
 Rancho Sierra Group, LLC, Candace R. Jones
 Family Trust, James R. and Susan Dvenport Trust,
 and John Warner Griswold Family Trust

<p><u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)</p> <p>Print Name: <u>Stewart Title Company</u> Address: <u>8190 Idaho Street</u> City: <u>Elko</u> State: <u>NV</u> Zip: <u>89801</u></p>	<p><u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)</p> <p>Print Name: <u>Rancho Sierra Group, LLC</u> Address: <u>3860 GS Richards Blvd.</u> City: <u>Carson City</u> State: <u>NV</u> Zip: <u>89703</u></p>
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow #: 01415-16058
 Address: 810 Idaho Street
 City: Elko State: NV Zip: 89801