

A.P.N.: 1318-03-212-027

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:  
Northern Nevada Ventures, LLC  
Peter McAllester  
188 US Highway 50  
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

Forward Tax Statements to  
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 15-35367  
Order #: 8550720

### TRUSTEE'S DEED UPON SALE

Transfer Tax: \$ 2156.70  
The Grantee Herein **WAS NOT** the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$649,441.84  
The Amount Paid by the Grantee was \$552,600.00  
Said Property is in the City of **ZEPHYR COVE**, County of **Douglas**

**SABLES, LLC**, a Nevada limited liability company, 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

**Northern Nevada Ventures, LLC and Peter McAllester, a single man, each owning a one half interest**

(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 193, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 24, 1960, AS DOCUMENT NO. 15653.**  
**1020 ALPINE DRIVE**  
**ZEPHYR COVE, Nevada 89448**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **CHRISTOPHER STETLER AND MARTHA STETLER, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated **3/16/2007** 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 **3/21/2007**, instrument number **0697474** Book **0307**, Page **6826** of official records.

# TRUSTEE'S DEED UPON SALE

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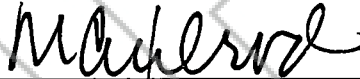
Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050.

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 **12/30/2015**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$552,600.00**, 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, SABLES, LLC, a Nevada limited liability company, as Trustee, has this day, caused its name to be hereunto affixed.

Date: 1/7/2016

SABLES, LLC, a Nevada limited liability company



\_\_\_\_\_  
Marcy Axelrod, Trustee Sale Officer

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 1/7/2016 before me, the undersigned, **Stephanie Islas** Notary Public, personally appeared **Marcy Axelrod** 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  \_\_\_\_\_

Stephanie Islas

(Seal)



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-03-212-027
- 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)  Mc Home
- Other \_\_\_\_\_

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

- 3. a. Total Value/Sales Price of Property \$ \$552,600.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \$552,600.00
- d. Real Property Transfer Tax Due \$ 7156.70

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 *Michael* Capacity AGENT

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Sables, LLC  
Address: 3753 Howard Hughes Parkway, Suite 200, Las Vegas, NV 89169

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Northern Nevada Ventures, LLC/Peter McAllester  
Address: 188 US Highway 50 Zephyr Cove, NV 89448 (775) 762-4031

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED