

APN: 1420-29-810-014

Mail Tax Statements to:
Saratoga Springs Estates Homeowners Association
New Valley Real Estate Management, Inc.
1664 US Highway 395 N, Suite 106
Minden, NV 89423-4322

When recorded mail to:
Saratoga Springs Estates Homeowners Association
c/o Kern & Associates, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511



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 5th day of January, 2016, between Saratoga Springs Estates Homeowners Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Saratoga Springs Estates Homeowners Association 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 Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Jorge Ramirez and Margarita Gonzalez as the homeowner(s), recorded August 12, 2013 as Document Number 0828725, 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 March 9, 2015 as Document Number 2015-858021, 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 September 18, 2015 as Document No. 2015-869802; 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 October 21, 2015 and the Certificate of Sale having been recorded on November 3, 2015 as Document No. 2015-872160 and 60 days having passed and no contact or communication regarding exercise of the right of redemption having occurred,

WHEREAS the Grantee did bid and pay the sum of \$1,736.00 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 1162 Agua Caliente Court situate in the County of Douglas, State of Nevada and being more particularly described as follows:

LOT 44, BLOCK A, OF SARATOGA SPRINGS ESTATES, UNIT 1, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.

That the foregoing consideration of \$1,736.00, lawful money of the United States was the highest bid at public sale under said assessment lien.

Dated: January 6, 2016

Saratoga Springs Estates Homeowners Association



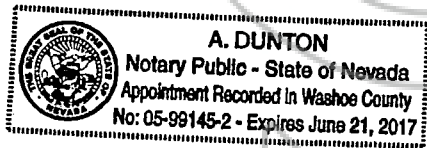
By: Gayle A. Kern, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 6, 2016 by Gayle A. Kern, Esq.



NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-29-810-014
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	\$ 1,736.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 1,736.00
Real Property Transfer Tax Due:	\$ 6.77 <u>7.80</u>

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 Gayle A. Kern Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Saratoga Springs Estates Homeowners Association
 Address: c/o Kern & Associates, Ltd., 5421 Kietzke Ln., Suite 200
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Saratoga Springs Estates Homeowners Association
 Address: c/o Kern & Associates, Ltd., 5421 Kietzke Ln., Suite 200
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gayle A. Kern, Esq. Escrow # _____
 Address: 5421 Kietzke Lane, Suite 200
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)