

DOUGLAS COUNTY, NV

2016-875476

RPTT:\$536.25 Rec:\$16.00

\$552.25 Pgs=3

01/19/2016 02:30 PM

NEVADA TITLE LAS VEGAS

KAREN ELLISON, RECORDER

APN No.: 1320-32-813-011

~~Recording Requested by:~~

When Recorded Mail to:

DUKE PARTNERS, LLC
2320 POTOSI ST, SUITE 130
LAS VEGAS, NV 89146

Forward tax statements to the address given above

TS No.: NV-14-640970-JP

Space above this line for recorders use only

Order No.: 8481834

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax:

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$266,494.67**

The amount paid by the grantee at the trustee sale was: **\$137,100.00**

The documentary transfer tax is:

Said property is in the City of: **GARDNERVILLE**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, 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

DUKE PARTNERS, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right 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:

ORDER NO.: 040702975 **THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS: BUYING A PORTION OF NORTHEAST PORTION OF LOT 1, IN BLOCK A, IN THE HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, AS PER THE OFFICIAL MAP OR PLAT THEREOF, ON RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 16, 1915, AS DOCUMENT NO. 3000, FURTHER DESCRIBED AS FOLLOWS: TAKING THE LINE BETWEEN THE CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF DOUGLAS AVENUE AND HIGH SCHOOL STREET AND THE CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF U.S.**

HIGHWAY 395 AND HIGH SCHOOL STREET, TO BE; NORTH 45°14' EAST 438.8 FEET; THEN THE DESCRIPTION OF THE ABOVE NAMED LOT IS AS FOLLOWS; BEGINNING AT A POINT THAT BEARS NORTH 33° 55' EAST 127.47 FEET FROM THE CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF DOUGLAS AVENUE AND HIGH SCHOOL STREET AND RUNNING: THENCE NORTH 45°14' EAST, 70.00 FEET; THENCE NORTH 44°46' WEST, 64.70 FEET; THENCE SOUTH 45°14' WEST 77.50 FEET; THENCE SOUTH 44°46' EAST 64.70 FEET; THENCE NORTH 45°14' EAST, 7.50 FEET; TO THE POINT OF BEGINNING, AND MORE COMMONLY KNOWN AS 1186 HIGH SCHOOL STREET, GARDNERVILLE, NEVADA, 89410. ASSESSORS PARCEL NO. 1320-32-813-011 "IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 26, 2002, BOOK 0202, PAGE 8974, AS FILE NO. 0535643, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **WENDY HOUGLAND, AN UNMARRIED WOMAN**, as trustor, dated **10/25/2004**, and recorded on **11/2/2004** as Instrument No. 0628337, Book 1104, Page 01732 of 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 **8/11/2015**, instrument no **2015-867829**, Book , Page , 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 Default 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 mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach 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 **1/6/2016**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$137,100.00**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-14-640970-JP

Date: 1/12/16

QUALITY LOAN SERVICE CORPORATION

By: Shalanda Fuller, Assistant Secretary
Shalanda Fuller

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: San Diego)

On JAN 12 2016 before me, COURTNEY PATANIA a notary public, personally appeared Shalanda Fuller 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.

Courtney Patania
2044156
Expires 11/1/17

WITNESS my hand and official seal. (Seal)

Courtney Patania
Signature



COURTNEY PATANIA
~~COURTNEY PATANIA~~ *cp.*
Courtney Patania

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-32-813-011
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 137,100.00
 b. Deed in Lieu of Foreclosure Only (value of property (bid plus costs))
 c. Transfer Tax Value: \$ 137,100.00
 d. Real Property Transfer Tax Due \$ 536.25

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 [Handwritten Signature] Capacity: agent for grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Quality Loan Service Corporation
 Address: 411 Ivy Street
 City: San Diego
 State: CA Zip: 92101

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Duke Partners LLC
 Address: 2320 Potosi St, Ste 130
 City: Las Vegas
 State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Nevada Title Escrow # ACCUM
 Address: 10000 W Charleston
 City: LAS Vegas State: NV Zip: 89135