

DOUGLAS COUNTY, NV
RPTT:\$9853.35 Rec:\$15.00
\$9,868.35 Pgs=2 2016-877002
02/19/2016 09:33 AM
SPL INC.
KAREN ELLISON, RECORDER

WFG National-Default Services

AND WHEN RECORDED MAILED TO:

**ROBERT S. HARDY
P.O. BOX 11832
ZEPHYR COVE, NV 89448**

**Forward Tax Statements to
the address given above**

TS # 2013-1716
Order #: 13-06537-DF

TRUSTEE'S DEED UPON SALE

A.P.N.: 1219-15-002-032
TRANSFER TAX: \$9,853.35
The Grantee Herein WAS The Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$2,526,009.33
The Amount Paid By The Grantee Was \$2,526,009.33
Said Property is in the City Of Gardnerville, County of Douglas

ACCOMODATION
This Document delivered to Recorder
As an accomodation only at the
Express request of the parties hereto.
It has not been examined as to
its effect or validity

S.B.S. TRUST DEED NETWORK, A CALIFORNIA 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

**ROBERT S. HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST
U/A DATED 02/01/99**

(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: **Real Property; Parcel 2 of the Parcel Map for MARGARET J. BIGGS AND WILFRED L. JONES**, recorded the 19th day of September, 1985 in Book 985, Page 2262, Document No. 124005, Official Records of Douglas County Recorder, Nevada.

Personal Property; THE REAL PROPERTY IS COMMONLY KNOWN AS 319 JONES LANE, GARDNERVILLE, NV 89460 AND MORE PARTICULARLY DESCRIBED AS: PARCEL 2 OF PARCEL MAP FOR MARGARET J. BIGGS AND WILFRED L. JONES, RECORDED THE 19TH DAY OF SEPTEMBER 1985 IN BOOK 985, PAGE 2262, DOCUMENT NO. 124005, OFFICIAL RECORDS OF DOUGLAS COUNTY RECORDER, NEVADA, ASSESSOR'S PARCEL NUMBER 1219-15-002-032, AND ALL WATER RIGHTS APPURTENANT TO REAL PROPERTY INCLUDING BUT NOT LIMITED TO THE FOLLOWING; WELL #1:8" AG WELL, LOCATION: N38* 54.010, W119* 50.132, INVENSYS FLOW METER MODEL #62254792, 10HP, 230V, 3-PHASE 60GPM JACUZZI PUMP SAFTRONICS GP 10 VFD CONTROLLER PUMP IS SET 315' ON 3" GALVANIZED PIPE. WELL #2:8" AG/DOMESTIC WELL, LOCATION: N38* 53.847, W119* 50.064, WELL CONTAINS 2 PUMPS. BOTH PUMPS HAVE A SAFTRONICS VFD CONTROLLER, PUMP #1/AG PUMP: 7.5HP, 230V, 3-PHASE, 70GPM GOULDS MODEL #70GS75. PUMP IS SET 262' ON 2" GALVANIZED PIPE. PUMP #1/AG PUMP: 7.5HP, 230V, 3-PHASE, 70GPM GOULDS MODEL #70G875, PUMP IS SET 262' ON 2" GALVANIZED PIPE. PUMP #2/DOMESTIC PUMP: 3HP, 3-PHASE, 230V, 33 GPM GOULDS PUMP, PUMP IS SET 218' ON 1 1/4" GALVANIZED PIPE, IN ADDITION, THOSE CERTAIN WATER RIGHTS AS SET FORTH IN APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATER OF THE STATE OF NEVADA, FILED MAY 17, 2001 IN THE STATE ENGINEERS OFFICE AS PERMIT NUMBERS 67588 AND 67589. IN ADDITION, ALL FURNITURE FIXTURES, EQUIPMENT AND APPURTENANCES TO THE REAL PROPERTY.

TRUSTEE'S DEED UPON SALE PAGE 2

TS#: 2013-1716
Order #: 13-06537-DF

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DAVID M. SEMAS AND SUSAN O. SEMAS, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated 8/12/2010 of the Official Records in the office of the Recorder of **Douglas** county, 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 Default and Election to Cause Sale under the Deed of Trust recorded on 8/13/2010, instrument number **768661** Book **810**, Page **3176** 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 Breach and Default and Election to Cause Sale 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 Revised Statutes Chapter 107.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of the Notice of Breach and Default and Election to Cause Sale under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the 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 2/3/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$2,526,009.33**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION.**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 2/17/2016

S.B.S. is a debt collector attempting to collect a debt and any information will be used for that purpose

S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION

Cindy Sandoval
Cindy Sandoval, 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 trustfulness, accuracy, or validity of that document.

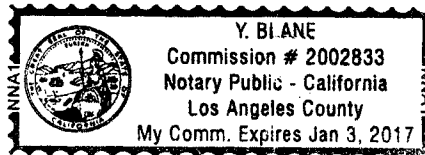
STATE OF California
COUNTY OF Los Angeles

On 2-17-2016 before me, Y. Blane, Notary Public personally appeared, Cindy Sandoval 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/their 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.

Y. Blane
Y. Blane
Comm #2002833
Expires Jan 3, 2017



STATE OF NEVADA
DECLARATION OF VALUE

2013-1716 / 146

- 1. Assessor Parcel Number(s)
 - a) 1219-15-002-032
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam.Res.
 - c) Condo/Twnhse
 - d) XX 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - Other _____

| FOR RECORDERS USE ONLY | |
|--------------------------|-------------|
| Document/Instrument No.: | _____ |
| Book: _____ | Page: _____ |
| Date of Recording: | _____ |
| Note: | _____ |

- 3. Total Value/Sales Price of Property \$2,526,009.33
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 2,526,009.33
- Real Property Transfer Tax Due \$ 9,853.35

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

- 5. Partial Interest: Percentage being transferred: 100.00%

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: *Cindy Sanderson* Capacity: Agent for beneficiary

Signature: _____ Capacity: Agent for beneficiary

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **ROBERT S. HARDY**
C/O SBS Trust Deed network / Z LOAN & INVESTMENT, LLC

Address: 31194 La Baya Drive, Suite 106
City: Westlake Village
State: CA Zip 91362
Telephone: (818) 991-4600

Print Name: **ROBERT S. HARDY**
C/O SBS Trust Deed network / Z LOAN & INVESTMENT, LLC

Address: 31194 La Baya Drive, Suite 106
City: Westlake Village
State: CA Zip 91362
Telephone: (818) 991-4600

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

Print Name: S.B.S. Trust Deed Network, Inc.
Address: 31194 La Baya Drive, Suite 106
City: Westlake Village

TS#:2013-1716
State: Ca Zip: 91362

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)