



00032059201608781570030036

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

TINA L. PETTIE AND
NORTHERN NEVADA VENTURES, LLC
~~00032059201608781570030036~~ PO Box 18143
RENO NV 89511

FORWARD TAX STATEMENTS TO:

TINA L. PETTIE AND
NORTHERN NEVADA VENTURES, LLC
~~00032059201608781570030036~~ PO Box 18143
RENO NV 89511

NDSC File No. : 15-20085-SP-NV
Title Order No. : 61500289

APN: 1220-31-001-014

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$1,782,669.54**

The amount paid by the Grantee was **\$940,501.00.**

The property is in the city of **Gardnerville**, County of **Douglas**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Tina L. Pettie, a single woman, owning a 3/4 interest and Northern Nevada Ventures, LLC, owning a 1/4 interest, as Tenants in Common

herein called Grantee, the following described real property situated in **Douglas** County :

Parcel 1:

PARCEL 3A OF PARCEL MAP LDA 01-080 FOR WAYNE & DEBRA PROUTY AND PALMER & BARBARA KNAPP, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 1, 2002 IN BOOK 0502 OF OFFICIAL RECORDS, PAGE 14, AS DOCUMENT NO. 541118.

PARCEL 2:

A PRIVATE ACCESS EASEMENT AS SET FORTH IN A RECIPROCAL EASEMENT RECORDED MAY 13, 2005 IN BOOK 0505 OF OFFICIAL RECORDS, PAGE 6212, AS DOCUMENT NO. 644354.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Dana Ann Rosingus, a single woman**, as Trustor, recorded on **07/20/2006** as Instrument No. **0680160 BK- 0706 PG- 6815** (or Book, Page) of the Official Records of **Douglas County, NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication 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 **03/02/16** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$940,501.00**.

Dated: 03/09/16
Corporation

National Default Servicing Corporation, an Arizona

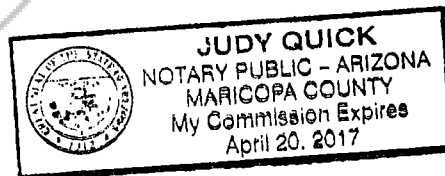
By: Carmen Navejas 3/9/16
Carmen Navejas, Trustee Sales Officer

State of ARIZONA
County of MARICOPA

On 3-9-2016 before me, the undersigned, a Notary Public for said State, personally appeared **Carmen Navejas** personally known to me (or 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.

WITNESS my hand and official seal.

Signature Judy Quick



STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
a) 1220-31-001-014
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 RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a Total Value/Sales Price of Property \$940,501.00
b Deed in Lieu of Foreclosure Only (value of property) (_____)
c Transfer Tax Value: \$940,501.00
d Real Property Transfer Tax Due 3,669.90

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, _____.
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
The undersigned declare 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 Carmen Navejas 3/9/16 Capacity Trustee Sales Officer
Carmen Navejas, 15-20085-SP-NV

Signature _____
SELLER (GRANTOR) INFORMATION
National Default Servicing Corp.
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

Capacity Grantee
BUYER (GRANTEE) INFORMATION
TINA L. PETTIE AND NORTHERN
NEVADA VENTURES, LLC
~~8000 ZEPHYRUS~~ P.O. Box 18143
RENO, NV 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____