

DOUGLAS COUNTY, NV  
RPTT:\$292.50 Rec:\$15.00  
\$307.50 Pgs=2  
NEVADA TITLE LAS VEGAS  
KAREN ELLISON, RECORDER

2016-879878

04/25/2016 02:55 PM

A.P.N.: 1022-15-001-001

RECORDING REQUESTED BY:  
CLEAR RECON CORP.  
4375 Jutland Dr., Ste 200  
San Diego, CA 92117

AND WHEN RECORDED TO:  
Duke Partners, LLC  
2320 Potosi Street #130  
Las Vegas, NV 89416

Forward Tax Statements to  
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 024548-NV Loan #: \*\*5395  
Order #: 150068663

The undersigned hereby affirms that there is no Social Security number contained in this document.

### TRUSTEE'S DEED UPON SALE

Transfer Tax: ~~\$292.50~~ \$292.50  
The Grantee Herein was not the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$126,552.21  
The Amount Paid by the Grantee was \$74,600.00  
Said Property is in the City of WELLINGTON, County of Douglas

CLEAR RECON CORP., 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 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 11 IN BLOCK E, AS SET FORTH ON THE OFFICIAL MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 26, 1970, IN BOOK 81, PAGE 214, AS DOCUMENT NO. 50212 OFFICIAL RECORDS

1979 HOEMTTE HMT HUD CERT LABEL 26356 MFG. SERIAL# 03710558N WHICH IS AFFIXED AND ATTACHED TO THE LAND AND IS PART OF THE REAL PROPERTY.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by ERIC BLANTON, A SINGLE MAN as Trustor, dated 2/10/2010 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 2/19/2010, instrument number 759028 Book 210, Page 4145 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 Election to Sell within ten days after

# TRUSTEE'S DEED UPON SALE

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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 4/13/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$74,600.00, 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, CLEAR RECON CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date:

APR 15 2016

CLEAR RECON CORP.

*Tammy Laird*  
\_\_\_\_\_  
TAMMY LAIRD  
FORECLOSURE MANAGER

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.

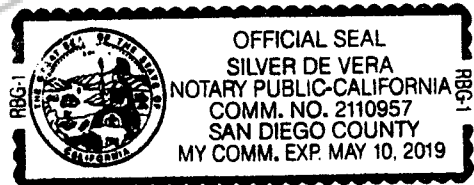
State of California} ss  
County of San Diego}

On APR 15 2016 before me Silver De Vera Notary Public, personally appeared Tammy Laird 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

*Silver De Vera*  
\_\_\_\_\_  
Silver De Vera  
VERA



Silver De Vera  
# 2110957  
Epine s 510119

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-15-001-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land  | b. <input 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 checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other           |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 74,600.00 (bid plus costs)  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 74,600.00  
 d. Real Property Transfer Tax Due \$ ~~290.04~~ \$ 292.50

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 [Signature] Capacity: agent for grantee  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Clear Recon Corp.  
 Address: 4375 Jutland Dr., Ste 200  
 City: San Diego  
 State: CA Zip: 92117

**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 # ACCUH  
 Address: 10000 W Charleston  
 City: LAS VEGAS State: NV Zip: 89135