

APN#: 1220-12-310-025
RPTT: \$937.95

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 079719-DJA

When Recorded Mail To:
Rosehill, LLC
6770 S McCarran Blvd #202
Reno NV 89509

Mail Tax Statements to: (deeds only)
Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Diane J Allen

Escrow Officer

This document is being
recorded as an
accommodation only.

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN 1220-12-310-025

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

ROSEHILL, LLC
6770 S McCarran BLVD #202
RENO, NV 89509

Trustee Sale No. NV08000476-15-1

Title Order No. 150121013-NV-VOO

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was not the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was:
- 3) The amount paid by the Grantee at the Trustee sale was:
- 4) The documentary transfer tax is:
- 5) Said property is in the city of: GARDNERVILLE

\$210,634.94

\$240,100.00

\$ 937.95

and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **ROSEHILL, LLC**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows: **Lot 28 as shown on the map of REVISION OF LOTS 21, 24, 26 & 28 IN PINENUT SUBDIVISION UNIT 1, filed in the office of the County Reorder of Douglas County, State of Nevada, on February 21, 1967, under File No. 35503.**

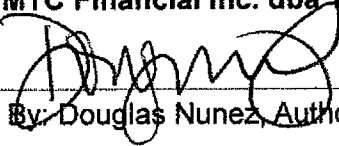
This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated November 30, 2012, made to JILL E. ORMON, A SINGLE WOMAN and recorded on December 4, 2012, as Instrument No. 0813932, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **April 13, 2016** at the place specified in said Notice, to Grantee who was the highest bidder

therefore, for **\$240,100.00** cash, in lawful money of the United States, which has been paid.

Dated: 4/19/2016

MTC Financial Inc. dba Trustee Corps



By: Douglas Nunez, Authorized Signatory

State of NEVADA
County of CLARK

This instrument was acknowledged before me on

April 19

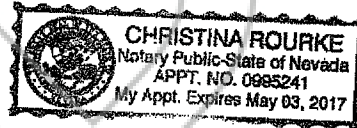
2016, by DOUGLAS NUNEZ.



Notary Public Signature

Christina Rourke

Printed Name



My Commission Expires:

5/3/17

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-12-310-025
 - b)
 - c)
 - d)

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

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property:	\$240,100.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$240,100.00
Real Property Transfer Tax Due:	\$937.95

- 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 _____ Capacity _____ Title Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Trustee Corps
 Address: 3571 Red Rock St #B
 City: Las Vegas
 State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Rosehill, LLC
 Address: 6770 S McCarran Blvd #202
 City: Reno
 State: NV Zip: 89509

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 079719-DJA