

DOUGLAS COUNTY, NV

2016-880824

RPTT:\$637.65 Rec:\$17.00

\$654.65 Pgs=4

05/13/2016 03:31 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-07-617-016

RPTT: \$637.65

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 080082-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)

TS No.: 2014-00288-NV

RECORDING REQUESTED BY:
Western Progressive - Nevada, Inc.

AND WHEN RECORDED TO:

Rosehill, LLC
6770 S. McCarran Blvd. #202, Reno, NV 89509

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

SPACE ABOVE LINE FOR RECORDER'S USE

TS No.: 2014-00288-NV

Order #: 1403-NV-1571993

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

TRUSTEE'S DEED UPON SALE

A.P.N.: 1420-07-617-016

Transfer Tax: ~~\$0.00~~ ^{637.65}

The undersigned grantor declares under penalty of perjury:

The Grantee Herein **was not** the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$249,112.67**

The Amount Paid by the Grantee at the trustee sale was **\$163,001.00**

Said Property is in the City of **Carson City**, County of **Douglas**

Western Progressive - Nevada, Inc., 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

Rosehill, LLC

TRUSTEE'S DEED UPON SALE

Order #: **1403-NV-1571993**

(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:

Lot 38, Highland Estates Unit No. 1, filed in the office of the county recorder of Douglas county, state of Nevada, on July 26, 1977, as Document No. 11379

This conveyance is made pursuant to the authority and powers vested in said trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **KEN BLACH**, as Trustor, dated **06/21/2005** of the Official Records in the office of the Recorder of **Douglas County, Nevada** pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **06/30/2005**, instrument number **0648331**, Book **0605**, Page **14648** of official records of said county. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default have been met. A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of the Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in one public place.

TRUSTEE'S DEED UPON SALE

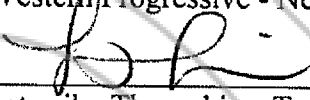
Order #: 1403-NV-1571993

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said real property at public auction on **04/13/2016** to said Grantee, being the highest bidder at said sale for **\$163,001.00**, in lawful money of the United States, Receipt of this sum is hereby acknowledged as full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Western Progressive - Nevada, Inc., as trustee, has this day, caused its name to be hereunto affixed by its duly-authorized agent.

Date: April 21, 2016

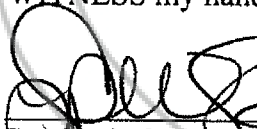
Western Progressive - Nevada, Inc. as Trustee

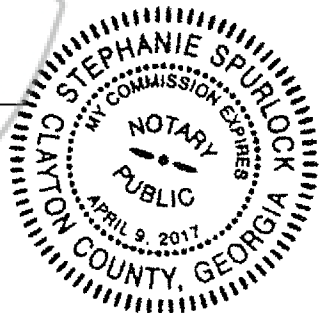
By: 
Laterrika Thompkins, Trustee Sale Assistant

STATE OF Georgia
COUNTY OF Fulton.

On 4/21/2016 before me, the undersigned Stephanie Spurlock Notary Public personally appeared Laterrika Thompkins 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.


Stephanie Spurlock



(Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-07-617-016

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
- i) Other _____

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

3. Total Value/Sales Price of Property: \$163,001.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$163,001.00
 Real Property Transfer Tax Due: \$637.65

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: Western Progressive- Nevada Inc.
 Address: 1000 Abernathy Rd NE, bldg 400, #200
 City: Atlanta
 State: GA Zip: 30328

**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. #: 080082-DJA