

A. P. No. 1219-15-002-028
No. 74295-FCL
Trustee ID: 420973

R.P.T.T. \$ 1,560.00

When recorded mail to:

ROBERT MANTON PARKER JR TRUSTEE
7418 Briar Street
Prairie Village, KS 66208

Mail tax statements to:

same as above

AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)

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

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on
JUNE 22, 2016, by and between WESTERN TITLE
COMPANY, LLC, a Nevada limited liability company, as
Trustee, party of the first part, and ROBERT MANTON PARKER,
JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A
dated February 10, 1994, party of the second part, whose
address is:

7418 BRIAR STREET, PRAIRIE VILLAGE, KS 66208

W I T N E S S E T H:

WHEREAS, DAVID M. SEMAS, a married man, executed a
Promissory Note payable to the order of ROBERT MANTON PARKER
in the principal sum of \$1,000,000.00, and bearing interest,
and as security for the payment of said Promissory Note said
DAVID M. SEMAS, a married man, as Trustor, executed a
certain Deed of Trust to WESTERN TITLE COMPANY, LLC, a
Nevada limited liability company, Trustee for ROBERT PARKER,

Beneficiary, which Deed of Trust was dated September 14, 2012, and was recorded September 14, 2012, as Document No. 809151, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of principal and interest due on September 14, 2013 and

WHEREAS, ROBERT PARKER executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded August 26, 2015, as Document No. 2015-868719, Official Records, Douglas County, Nevada; and

WHEREAS, on September 1, 2015, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, the beneficial interest of the Note and Deed of Trust was assigned to ROBERT MANTON PARKER, JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A dated February 10, 1994 as evidenced by that certain Assignment of Deed of Trust, recorded May 10, 2016, as Document No. 2016-880622, Official Records, Douglas County, Nevada; and

WHEREAS, by direction of ROBERT MANTON PARKER, JR., as Trustee of the ROBERT MANTON PARKER JR. TRUST U/A dated February 10, 1994, the said WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 22nd day of June, 2016, at the hour of 1:00 o'clock P.M., at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, in Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on May 26, 2016, as Document No. 2016-881325, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated May 29, 2016, June 5, 2016, and June 12, 2016, and said Notice of Sale was posted in a public place in Minden, Nevada, namely, at the Judicial and Law Enforcement Center, on June 2, 2016;

WHEREAS, on May 27, 2016, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of FOUR HUNDRED THOUSAND AND NO/100 DOLLAR (\$400,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$400,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to his successors and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot C as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997, in Book 697, at Page 3042, as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, Official Records.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, including all of the water rights if any, whether surface or underground, certificated, adjudicated or decreed, together with all of means, methods, structure and devices for diversion to beneficial use of the appurtenant water rights and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

WESTERN TITLE COMPANY, LLC, a Nevada limited liability company

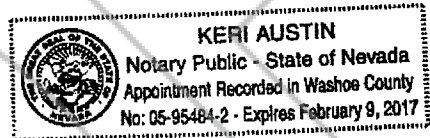
By: 

Its: JOY M TAGHIOF
FORECLOSURE OFFICER

STATE OF NEVADA)
COUNTY OF WASHOE) ss

This instrument was acknowledged before me on 7-8, 2016, by JOY M. TAGHIOF as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-15-002-028

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: \$ 400,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 400.00.00
 Real Property Transfer Tax Due: \$ 1,560.00

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 **FORECLOSURE OFFICER**
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Western Title Company
 Address: 5390 Kietzke Ln # 101
 City: Reno,
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert Manton Parker Jr. Trustee
Robert Manton Parker Trust U/A
February 10, 1994
 Address: 7418 Briar Street
 City: Prairie Village
 State: KS Zip: 66208

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: _____
 City/State/Zip: _____

Esc. #: 074295-FCL