



KAREN ELLISON, RECORDER

APN: 1418-11-311-010  
TS No.: 2015-0622

WHEN RECORDED MAIL TO:  
FORWARD TAX STATEMENTS TO:  
Bank of America, N.A.  
c/o Reverse Mortgage Solutions, Inc.  
14405 Walters Rd., Suite 200  
Houston, TX 77014

## TRUSTEE'S DEED UPON SALE

The undersigned declares:

ATC Assessment Collection Group, LLC (herein called "Trustee"), the duly appointed Trustee for Glenbrook Homeowners' Association ("Grantor") under the Notice of Delinquent Assessment Lien, recorded on 8/21/2015 as Document No. 2015-868475 Book of Official Records in the Office of the Recorder of Douglas County, Nevada, does hereby grant and convey, without warranty expressed or implied to Bank of America, N.A., c/o Reverse Mortgage Solutions, Inc., 14405 Walters Rd., Suite 200, Houston, TX 77014, (herein called the "Grantee"), all right, title, and interest of the unit owner, 1963 Glenbrook House LLC, pursuant to NRS 116.31166, in and to that certain property legally described as:

Legal Unit No.: Lot 78 Tract Glenbrook #2-B, Block D Book Page of Maps.

Commonly known as: 1963 Glenbrook House Road  
Glenbrook, NV 89413

### RECITALS:


This conveyance is made pursuant to the powers granted to association claimant and conferred upon appointed trustee by the provisions of the Declaration of Covenants, Conditions, and Restrictions recorded 7/17/1977 as Instrument No. 10264 Book 677 Page 1177 County of Douglas and pursuant to NRS 116.3115 et. seq. and NRS 116.3116 through 116.31168 et. seq. and that certain Notice of Delinquent Assessment Lien, described herein. Default occurred as set forth in a Notice of Default and Election to Sell, recorded on 10/27/2015 as Document No. 2015-871819 Book Page of Official Records in the Office of the Recorder of Douglas County, Nevada. ATC Assessment Collection Group, LLC has complied with all requirements of law including, but not limited to, the elapsing of 90 days, mailing of copies of Notice of Delinquent Assessment Lien and Notice of Default and the Posting and Publication of the Notice of Sale.

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Said property was sold by said Trustee at public auction on 5/25/2016 at the place named in the Notice of Trustee's Sale, in the County of Douglas, Nevada, in which the property is situated. The highest bidder at such sale was Hollyvale Rental Holdings LLC, which paid to said Trustee the bid amount, being \$301,000.00, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then due and payable to association claimant set forth in NRS 116.3116 et. seq. and Grantee, the holder of a recorded security interest, pursuant to that Deed of Trust recorded on 2/07/2008 as Document No. 842012 Book of Official Records in the Office of the Recorder of Douglas County, Nevada, herein redeemed said property by paying the amount required to redeem the unit to Hollyvale Rental Holdings LLC.

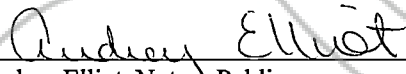
Dated: July 6, 2016

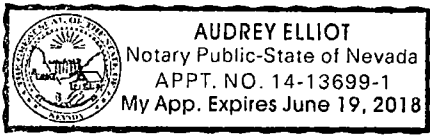
By:   
Heather Oliver, ATC Assessment Collection Group, LLC, as Trustee for Glenbrook Homeowners' Association

STATE OF NEVADA            )  
COUNTY OF CLARK        )

On July 6, 2016 before me, Audrey Elliot, a Notary Public, personally appeared Heather Oliver personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Audrey Elliot, Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-11-311-010  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$301,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \$301,000.00  
 Real Property Transfer Tax Due: \$ \$1,173.90

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Walter Young, as attorney in fact* Capacity Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: ATC Assessment Collection Group  
 Address: 1120 N. Town Center Drive, Suite 260  
 City: Las Vegas  
 State: Nevada Zip: 89144

Print Name: Bank of America, N.A. c/o RMS  
 Address: 14405 Walters Road, Suite 200  
 City: Houston  
 State: Texas Zip: 77014

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

Print Name: Smith Larsen & Wixom Escrow # \_\_\_\_\_  
 Address: 1935 Village Center Circle  
 City: Las Vegas State: Nevada Zip: 89134

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)