

DOUGLAS COUNTY, NV

2016-885454

RPTT:\$193.05 Rec:\$16.00

08/03/2016 11:10 AM

\$209.05 Pgs=3

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-411-038
RPTT: \$193.05

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 082187-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)

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

ROSEHILL, LLC
6770 SOUTH MCCARRAN BLVD, #202
RENO NV 89509

FORWARD TAX STATEMENTS TO:

ROSEHILL, LLC
6770 SOUTH MCCARRAN BLVD, #202
RENO NV 89509

NDSC File No. : 16-00070-WF-NV
Title Order No. : 61600097

APN: 1420-07-411-038

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ 193.05

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$130,275.76**

The amount paid by the Grantee was **\$49,380.00.**

The property is in the city of **Carson City**, County of **Douglas**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Rosehill, LLC

herein called Grantee, the following described real property situated in **Douglas** County :

LOT 67, OF RIDGEVIEW ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 27, 1972, IN BOOK 1272, PAGE 690, AS DOCUMENT NUMBER 63503.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **William E. Verham, a married man as his sole and separate property**, as Trustor, recorded on **08/25/2006** as Instrument No. **0683094 Bk 0806 Pg 10032** (or Book, Page) and Re-Recorded on **10/28/2013** as Instrument No. **0832704 Bk 1013 Pg 5209** (or Book, Page) for the reason of '**To attach the Manufactured Home Rider**' of the Official Records of **Douglas** County, NV.

NDSC File Number: 16-00070-WF-NV
Trustee's Deed Upon Sale
Page 2

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the 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 **07/13/16** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$49,380.00**.

Dated: 07/20/16
Corporation

National Default Servicing Corporation, an Arizona

By: Carmen Navejas 07/20/16
Carmen Navejas, Trustee Sales Officer

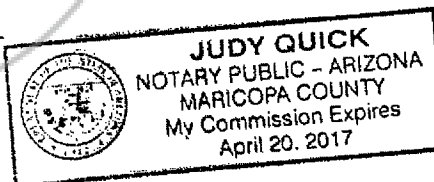
State of ARIZONA
County of MARICOPA

On 7-20-2016 before me, the undersigned, a Notary Public for said State, personally appeared Carmen Navejas 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.

Signature

Judy Quick



STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)
 a) 1420-07-411-038
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$49,380.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$49,380.00
 d Real Property Transfer Tax Due 173.05

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declare 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 Carmen Navejas 07/20/16 Capacity Trustee Sales Officer
 Carmen Navejas, 16-00070-WF-NV

Signature _____	Capacity <u>Grantee</u>
<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
National Default Servicing Corp. 7720 N. 16 th Street, Suite 300 Phoenix, AZ 85020	ROSEHILL, LLC 6770 SOUTH MCCARRAN BLVD, #202 RENO, NV 89509

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

Print Name: ETRACO FLO WESTERN TITLE CO. Escrow #: 082187-00A
 Address: 6774 S. McCarran Blvd #100A
 City: Reno State: NV Zip: 89509