



KAREN ELLISON, RECORDER

APN: 1419-27-610-013
TS No.: 2015-0790

WHEN RECORDED MAIL TO:

FORWARD TAX STATEMENTS TO:

Northern Nevada Venture LLC 50% and Jeff Pisciotta 50% as tenants in common
188 US Hwy 50
P.O. Box 457
Zepher Cove, NV 89448

TRUSTEE'S DEED UPON SALE

The undersigned declares:

ATC Assessment Collection Group, LLC, herein called trustee for Canyon Creek Estates Homeowners Association, as the duly appointed Trustee under the Notice of Delinquent Assessment Lien, recorded on 11/5/2015 as Document No. 2015-872274 Book Page of Official Records in the Office of the Recorder of Douglas County, Nevada. The previous owner as reflected on said lien is Bruno Regli.

ATC Assessment Collection Group, LLC as agent for Canyon Creek Estates Homeowners Association does hereby grant and convey, but without warranty expressed or implied to Northern Nevada Venture LLC 50% and Jeff Pisciotta 50% as tenants in common (herein called Grantee), that portion of its right, title and interest secured by its lien under NRS 116.3116 in and to that certain property legally described as: Legal Unit No.: Lot 14 Tract Mountain Meadows Est 1, Block A Book Page of Maps.

Commonly known as: 279 James Canyon Loop
Genoa, NV 89411

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 10/31/2005 as Instrument No. 0659269 Book Page 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 12/31/2015 as Document No. 2015-874786 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 6/1/2016 at the place named in the Notice of Trustee's Sale, in the County of Douglas, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid, being \$70,000.00, 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.

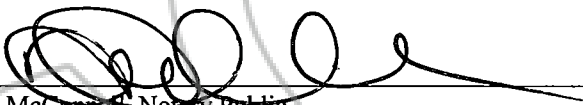
Dated: August 1, 2016

By: 
Heather Oliver, ATC Assessment Collection Group, LLC, as Trustee for Canyon Creek Estates Homeowners Association

STATE OF NEVADA)
COUNTY OF CLARK)

On August 1, 2016 before me, Amy McConnell, 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.


Amy McConnell, Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-27-610-013
- 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
- Other _____

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

- 3. Total Value/Sales Price of Property \$ 70,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 70,000.00
- Real Property Transfer Tax Due \$ 273.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Penny Echan Capacity 50% owner

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: ATC ASSESSMENT
 Address: 1120 N TOWN CENTER DR ST 260
 City: CASLO
 State: NV Zip: 89144

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Penny Echan / TELL RISCOITTE
 Address: PO BOX 457
 City: TOPHUN COVE
 State: NV Zip: 89448

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____