

DOUGLAS COUNTY, NV **2016-886900**
RPTT:\$23400.00 Rec:\$17.00
\$23,417.00 Pgs=4 **08/30/2016 02:56 PM**
FIRST AMERICAN TITLE INSURANCE CO.- API
KAREN ELLISON, RECORDER

APN: 1320-29-000-008 and 1320-33-210-072

Recorded at the Request of:
First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

When Recorded, Mail Tax Statements To:
Opal Investments, LLC
4464 Ridge Crest Circle
Bountiful UT 84010

File No. 2490276-IRK

R.P.T.T.: \$23,400.00

TRUSTEE'S DEED UPON SALE

First American Title Insurance Company

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

OPAL INVESTMENTS, LLC, a Nevada limited liability company, as to an undivided \$5,100,000/\$6,000,000.00 interest; THE BEN NV TRUST, ABBY NILSON, TRUSTEE, as to an undivided \$500,000/\$6,000,000 interest; ALLURE PEBBLE, LLC, a Nevada limited liability company, as to an undivided \$400,000/\$6,000,000 interest

(herein called Grantee) the real property in the County of **Douglas**, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 **THE RANCH AT GARDNERVILLE, LLC, a Nevada limited liability company**, as Trustor, recorded on **09/06/2013** as **Document No. 830122** of Official Records of said County. The Notice of Default recorded on **09/30/2015** as **Document No. 2015-870379** of Official Records of **Douglas** County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale recorded on **03/02/2016** as **Document No. 2016-877608** of Official Records of **Douglas** County, Nevada and published once a week for three consecutive weeks commencing **03/11/2016** in the **Record Courier**, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's

Sale was posted in public places namely: **Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423.**

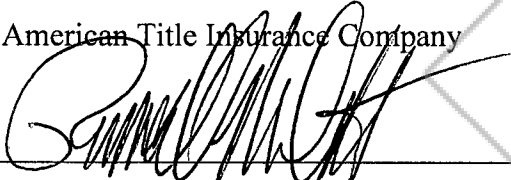
At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **06/22/2016** to said Grantee, being the highest bidder therefore, for **\$6,000,000.00** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company as trustee has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Date: June 23, 2016

First American Title Insurance Company

By: _____

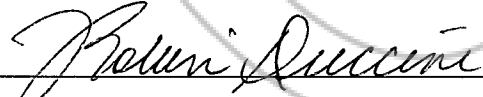

Russell M. Dalton, Vice President

STATE OF NEVADA)

: ss

COUNTY OF CLARK)

This instrument was acknowledged before me
on June 23, 2016 by Russell M. Dalton, Vice President
of First American Title Insurance Company



Notary Public

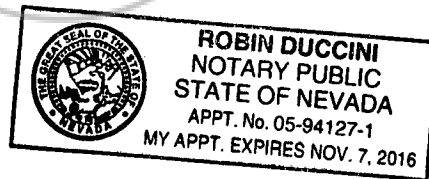


Exhibit "A"
Legal Description

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S½) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., A FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 11172 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PARK CATTLE CO. RECORDED SEPTEMBER 28, 2004 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 625243, THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, SOUTH 89° 23' 21" EAST, 1693.57 FEET;
THENCE SOUTH 00° 20' 20" WEST, 1690.72 FEET TO THE NORTHEAST CORNER OF LOT 42 AS SHOWN ON THE SECOND AMENDED RECORD OF SURVEY FOR JOHN B. ANDERSON RECORDED JUNE 04, 1981 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 56926, A FOUND 5/8" REBAR WITH CAP, RLS 2280;

THENCE ALONG THE NORTH LINE OF SAID LOT 42, NORTH 88° 45' 34" WEST, 1728.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 42;

THENCE ALONG AN EXISTING FENCE AS DESCRIBED IN THE DEED BETWEEN GRACE M. DANGBERG AND HENRY F. AND EDITH HAZEL SEEMAN RECORDED MARCH 17, 1947 IN SAID OFFICE OF RECORDER IN BOOK Y OF DEEDS, AT PAGE 145, NORTH 00° 56' 42" EAST, 1457.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS DESCRIBED IN GRANT DEEDS FOR PUBLIC ROADWAY RECORDED APRIL 13, 1998 IN SAID OFFICE OF RECORDER IN BOOK 498, AT PAGE 1993 AND AS RECORDED DECEMBER 02, 1998 IN BOOK 1298, AT PAGE 826;

THENCE ALONG SAID RIGHT-OF-WAY OF BUCKEYE ROAD, THE FOLLOWING COURSES:

ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET, CENTRAL ANGLE OF 30° 22' 50", ARC LENGTH OF 365.86 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 65° 37' 05" EAST, 361.59 FEET; NORTH 80° 48' 30" EAST, 117.90 FEET; NORTH 89° 29' 43" WEST, 425.92 FEET;
THENCE NORTH 01° 26' 19" EAST, 42.20 FEET TO THE POINT OF BEGINNING.

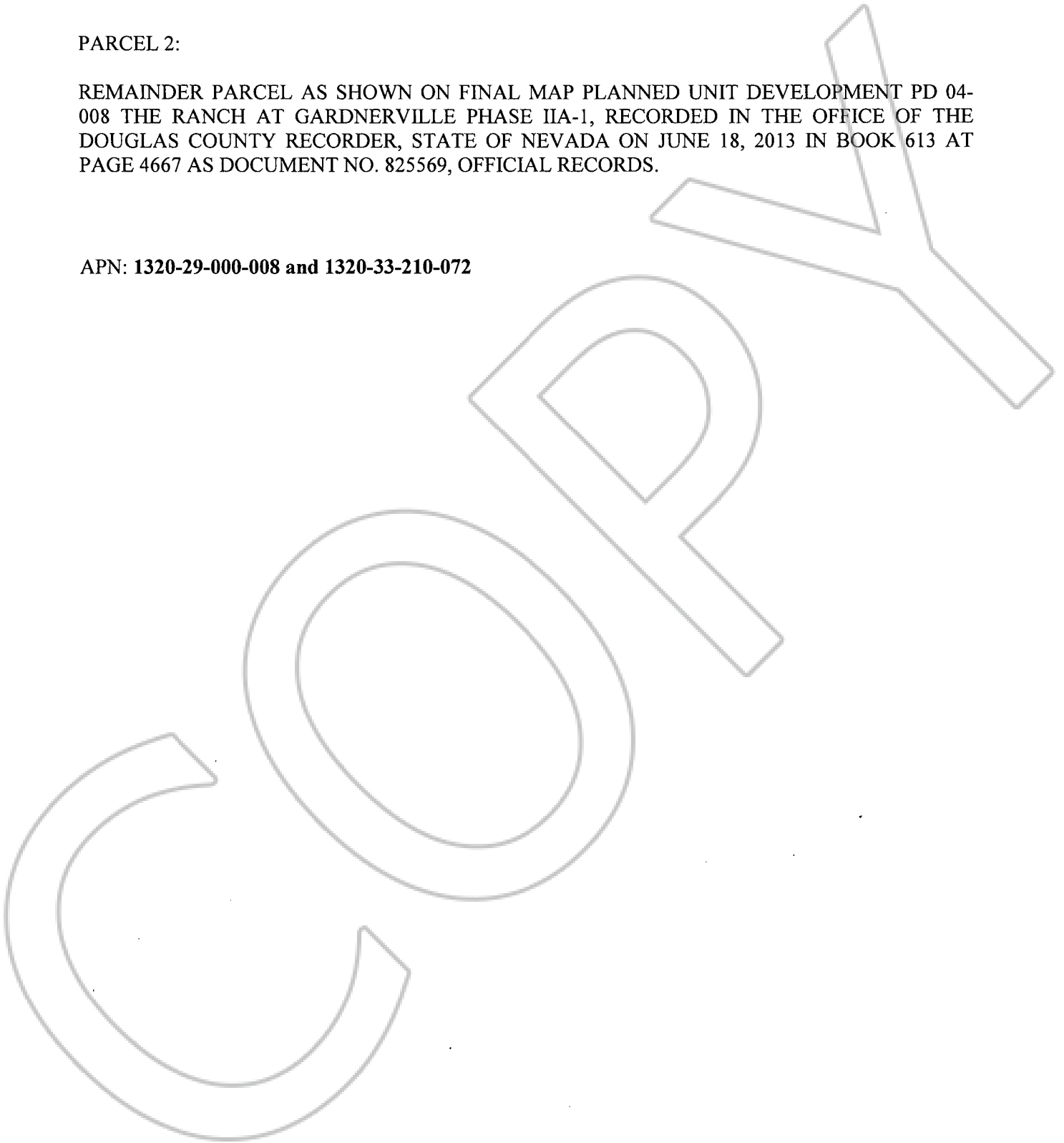
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 07, 2006 IN BOOK 0706, PAGE 2210, AS INSTRUMENT NO. 679108 OF OFFICIAL RECORDS.

Trustee Sale No. 2490276-IRK

PARCEL 2:

REMAINDER PARCEL AS SHOWN ON FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JUNE 18, 2013 IN BOOK 613 AT PAGE 4667 AS DOCUMENT NO. 825569, OFFICIAL RECORDS.

APN: 1320-29-000-008 and 1320-33-210-072



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-210-072
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$6,000,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$6,000,000.00
- d) Real Property Transfer Tax Due \$23,400.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: First American Title

Print Name: Opal Investments, LLC

Address: 2500 Paseo Verde Parkway, #120

Address: 4464 Ridge Crest Circle

City: Henderson

City: Bountiful

State: NV Zip: 89074

State: UT Zip: 84010

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

First American Title Insurance

Print Name: Company

File Number: 201-2490276 IK/rd

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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