

DOUGLAS COUNTY, NV  
RPTT:\$1166.10 Rec:\$15.00  
\$1,181.10 Pgs=2  
2016-887089  
09/02/2016 11:04 AM  
FIRST AMERICAN MORTGAGE SOLUTIONS - TSG  
KAREN ELLISON, RECORDER

A.P.N.: 1420-08-311-006

RECORDING REQUESTED BY:  
CLEAR RECON CORP.

AND WHEN RECORDED TO:  
WILMINGTON SAVINGS FUND SOCIETY  
C/O Rushmore Loan Management Services, LLC  
15480 Laguna Canyon Road, Suite 100  
Irvine, CA 92618

Forward Tax Statements to  
the address given above  
**First American Mortgage Solutions  
As An Accommodation Only**

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 00918-NV      Loan #: \*\*\*\*\*7523  
Order #: 7966769

The undersigned hereby affirms that there is no Social Security number contained in this document.

### TRUSTEE'S DEED UPON SALE

Transfer Tax: \$1,166.10  
The Grantee Herein was the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$404,287.85  
The Amount Paid by the Grantee was \$299,000.00  
Said Property is in the City of CARSON CITY, County of Douglas

CLEAR RECON CORP., as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST**

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Douglas, State of Nevada, described as follows:

LOT 11, IN BLOCK L, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 4 & 5A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 1, 1994, IN BOOK 794, PAGE 1, AS DOCUMENT NO. 340968.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **ROBERT O. RICHARDS JR AND LESLIE B. RICHARDS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON** as Trustor, dated 10/11/2005 of the Official Records in the office of the Recorder of Douglas, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 11/28/2005, as **Instrument No. 0661666, in Book 1105, Page 11464**, of official records. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust

**TRUSTEE'S DEED UPON SALE**

T.S. #: 00918-NV  
Loan #: \*\*\*\*\*7523  
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including sending a Notice of Breach and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 8/24/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$299,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 8/25/16

CLEAR RECON CORP.

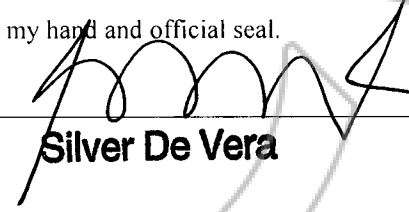
  
Edward Jamir

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California} ss  
County of San Diego}

On **AUG 25 2016** before me **Silver De Vera** Notary Public, personally appeared **Edward Jamir** who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature  (Seal)  
**Silver De Vera**



STATE OF NEVADA  
DECLARATION OF VALUE

|  |                   |
|--|-------------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |                   |
| Document/Instrument#:                  | _____             |
| Book:                                  | _____ Page: _____ |
| Date of Recording:                     | _____             |
| Notes:                                 | _____             |
|  | _____             |

1. Assessor Parcel Number(s)  
 (a) 1420-08-311-006  
 (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

3. Total Value/Sales Price of Property: \$299,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$299,000.00  
 Real Property Transfer Tax Due \$1,166.10

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 5. Explain Reason for Exemption: BID + COSTS  
 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 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 [Signature] Capacity TRUSTEE MANAGER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: CLEAR RECON CORP  
 Address: 4375 JUTLAND DRIVE, SUITE 200  
 City: SAN DIEGO  
 State: CA Zip: 92117

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING  
 Print Name: MORTGAGE TRUST  
 Address: 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: First American Mortgage Solutions Escrow #: \_\_\_\_\_  
 Address: 3 FIRST AMERICAN WAY  
 City: SANTA ANA State: CA Zip: 92707