

DOUGLAS COUNTY, NV  
RPTT:\$329.55 Rec:\$16.00  
\$345.55 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-887252**

**09/07/2016 03:54 PM**

APN# : 1420-07-411-031  
RPTT: \$329.55

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 083259-DJA

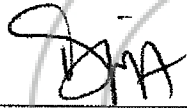
**When Recorded Mail To:**  
ROSEHILL, LLC  
6770 S. MCCARRAN #202  
RENO, NV. 89509

**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

**TRUSTEES DEED UPON SALE**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

A.P.N.: 1420-07-411-031  
RECORDING REQUESTED BY:

AND WHEN RECORDED TO:  
ROSE HILL, LLC  
6770 SOUTH MCCARRAN BOULEVARD, #202  
RENO, NV 89509

Forward Tax Statements to:  
ROSE HILL, LLC  
6770 SOUTH MCCARRAN BOULEVARD, #202  
RENO, NV 89509

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 14-13583      Order #: 8473040

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

### **TRUSTEE'S DEED UPON SALE**

Transfer Tax: \$0.00  
The Grantee Herein was not the Foreclosing Beneficiary.  
The Amount of the Unpaid Debt was \$258,841.29  
The Amount Paid by the Grantee was \$84,001.00  
Said Property is in the City of CARSON CITY, County of Douglas

**Carrington Foreclosure Services, LLC**, 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

**ROSE HILL, LLC**

(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 60, OF RIDGEVIEW ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 27, 1972, IN BOOK 1272, PAGE 690, AS DOCUMENT NO. 63503.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RANDALL P FRANKLIN AN UNMARRIED MAN, AND CRYSTAL H CASE AN UNMARRIED WOMAN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** as Trustor, dated 11/1/2007 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 11/9/2007, instrument number 712874 Book , Page 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 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

# TRUSTEE'S DEED UPON SALE

T.S. #: 14-13583  
Order #: 8473040

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 8/17/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$84,001.00, 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, Carrington Foreclosure Services, LLC, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 8/18/2016

Carrington Foreclosure Services, LLC



Tai Alailima, Director, Foreclosure Services

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

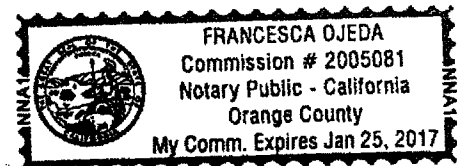
State of California} ss  
County of Orange}

On 8/18/2016 before me, Francesca Ojeda Notary Public, personally appeared Tai Alailima, Director, Foreclosure Services 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 Francesca Ojeda (Seal)  
Francesca Ojeda



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-07-411-031
- 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"/>            | Mc Home          |
|                             | Other _____  |  | Notes: _____     |

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

- 3. a. Total Value/Sales Price of Property
- b. Deed in Lieu of Foreclosure Only (value of property)
- c. Transfer Tax Value:
- d. Real Property Transfer Tax Due

\$ \$84,001.00  
 ( \_\_\_\_\_ )  
 \$ \$84,001.00  
 \$ 324.55

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 GRANTOR

Signature [Signature] Capacity Title Agent

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

Print Name: Carrington Foreclosure Services LLC  
 Address: P.O. Box 3399  
 City: Anaheim  
 State: CA Zip: 92803

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

Print Name: ROSE HILL, LLC  
 Address: 6770 SOUTH MCCARRAN BOULEVARD, #202  
RENO, NV 89509

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

Print Name: ETRD FBO WinkTitle Escrow #: \_\_\_\_\_  
 Address: 1714 S. McCarran Bl. Ste 102A  
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED