

DOUGLAS COUNTY, NV **2016-890502**
RPTT:\$692.25 Rec:\$16.00
\$708.25 Pgs=3 11/14/2016 08:41 AM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN# : 1420-07-617-001

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 084788-DJA

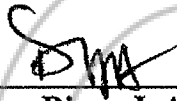
When Recorded Mail To:
Rosehill, LLC
6770 S. McCarran Blvd., Suite
202
Reno, Nv, 89509

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

Trustee's Deed Upon Sale

**This document is being
recorded as an
accommodation only.**

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

APN: 1420-07-617-001

Recording requested by and

Mail Tax Statements To:
Rosehill, LLC
6770 S. McCarren Blvd Suite 202
Reno, NV 89509

Trustee's Deed Upon Sale

The undersigned grantor declares:

- 1) The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$147,639.95
- 3) The amount paid by the grantee at the trustee sale was: \$177,100.00
- 4) The documentary transfer tax is: ^{\$}102.25
- 5) Said property is in: **Douglas**

And **Northwest Trustee Services, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

Rosehill, LLC

**3556 VISTA GRANDE BLVD.
CARSON CITY, NV 89705-7155**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, and described as follows:

LOT 50 OF HIGHLAND ESTATES UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, ON JULY 26, 1977, FILE NO. 11379.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **06/21/11**, executed by **Margo J. Lamb, unmarried woman** as Trustor(s), to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, its successors and assigns**, as beneficiary, recorded **06/27/11**, as Instrument No. **785581 bk 611 pg 5652**, of Official Records in the Office of the Recorder of **Douglas County, Nevada**, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
a) 1420-07-617-001
- 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 ONLY | |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #: | _____ |
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

3. Total Value/Sales Price of Property: \$177,100.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$177,100.00
 Real Property Transfer Tax Due: \$692.25

- 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Northwest Trustee Services, Inc.
 Address: 13555 SE 36th Street, Suite 100
 City: Bellevue
 State: Wa. ZIP: 98006

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Rosehill, LLC
 Address: 6770 S. McCarran Blvd., Suite 202
 City: Reno
 State: Nv. Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 084788-DJA
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509