DOUGLAS COUNTY, NV RPTT:\$692.25 Rec:\$16.00 2016-890502

\$708.25 Pgs=3

11/14/2016 08:41 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

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

APN#: 1420-07-617-001

When	Rec	orde	1 N	Tail	To

Rosehill, LLC 6770 S. McCarran Blvd., Suite 202 Reno, Nv. 89509

ATAMAL A MA DEMODERATED OUT (WOODS VALLY)	Mail	Tax	Statements	to:	(deeds	only)
---	------	-----	------------	-----	--------	-------

 as abov			
 ······································			

(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 accommedation 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: 1092.25
- 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.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on October 26, 2016 at the place named in the Notice of 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 being in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust. The undersigned hereby affirms that there is no Social Security number contained in this document.

Date: October 27, 2016

GRANTOR

Northwest Trustee Services, Inc.

By

Deirche Hernandez, Assistant Vice President

Northwest Trustee Services, Inc.

STATE OF WASHINGTON

COUNTY OF KING

) ss.

certify that I know or have satisfactory evidence that Deirdre Hernandez is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 27, 2016

AIDA VETESI STATE OF WASHINGTON **NOTARY PUBLIC**

MY COMMISSION EXPIRES 07-02-18

NOTARY PUBLIC in and for the State of Washington, residing at King County. My commission expires: 07-02-18

STATE OF NEVADA DECLARATION OF VALUE

Assessors Parcel Number(s)

1.

Address:

McCarran Branch

6774 So. McCarran Blvd. Suite 102A

	a) 1420-07-617-001				\	\
2.	Type of Property: a) ☐ Vacant Land c) ☐ Condo/Twnhse e) ☐ Apt. Bldg g) ☐ Agricultural i) ☐ Other	b) ⊠ Single Fam. Res. d) □ 2-4 Plex f) □ Comm'l/Ind'l h) □ Mobile Home	DOCUMEN BOOK	ORDERS O	NT #: AGE	USE ONLY
3.	Total Value/Sales Price of Deed in Lieu of Foreclos Transfer Tax Value: Real Property Transfer T	sure Only (value of property	\$177,100 (\$177,100 \$692.25			
4.	If Exemption Claimed: a. Transfer Tax Ex b. Explain Reason	emption per NRS 375.090, for Exemption:	Section			
5.	The undersigned declared 375.110, that the information supported by documental parties agree that disallow	ge being transferred: 100 % s and acknowledges, under pation provided is correct to the sion if called upon to substantiance of any claimed exempts of the tax due plus interests.	penalty of per he best of the ntiate the info ption, or other	ir information rmation prov r determination	n and belief ided herein	f, and can be a. Furthermore, the
Pur	suant to NRS 375.030, th	e Buyer and Seller shall b	e jointly and	severally lia	ble for any	y additional amoun
owe Sign			/ /	_		
Sigi	SELLER (GRANTOR) I (REQUIRED)	NFORMATION		GRANTEE) I		
Prin Nan	nt Northwest Trust	ee Services, Inc.	Print Name:	,	LC	
76.		Street, Suite 100	Address:	6770 S. Mc	Carran Blv	d., Suite 202
City	Bellevue	/_/	City:	Reno		
Stat		ZIP: 98006	State:	Nv.	Zip:	89509
	MPANY/PERSON REQU (required if not the seller or b	ouyer)				
Prin	t Name: eTRCo, LLC. On i	pehalf of Western Title Comp	pany Es	sc. #: <u>084788-</u>	·DJA	

City/State/Zip: Reno, NV 89509 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)