

DOUGLAS COUNTY, NV

2016-892295

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

12/19/2016 02:31 PM

FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

A.P.N.: 1121-05-510-013

RECORDING REQUESTED BY:

First American Mortgage Solutions

AND WHEN RECORDED TO:

Ventures Trust

BSI Financial Services

7500 Old Georgetown Road, Ste 1350

Bethesda, MD 20814

**Forward Tax Statements to
the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 14-30741

Order #: 8649431

TRUSTEE'S DEED UPON SALE

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

Transfer Tax: **\$308.10**

The Grantee Herein **WAS** the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$240,527.44**

The Amount Paid by the Grantee was **\$79,000.00**

Said Property is in the City of **GARDNERVILLE**, County of **Douglas**

SABLES, LLC, a Nevada limited liability company, 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

Ventures Trust 2013-I-H-R by MCM Capital Partners, LLLP FKA MCM Capital Partners, LLC, its Trustee

(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:

A LEASEHOLD INTEREST IN AND TO THE FOLLOWING: LOT 13, AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2348, AS DOCUMENT NO. 423881 AND AMENDED BY RECORDED OF SURVEY RECORDED MARCH 8, 2000, AS DOCUMENT 487625, OFFICIAL RECORDS.

**226 MARK STREET
GARDNERVILLE, NV 89410**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **ANGELO J. FRICANO, AN UNMARRIED MAN** as Trustor, dated **10/20/2005** 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 **10/25/2005**, instrument number **0658861** Book , Page of official records.

**First American Mortgage Solutions
As An Accommodation Only**

TRUSTEE'S DEED UPON SALE

T.S. #: 14-30741
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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.

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 12/7/2016. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$79,000.00, 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, SABLES, LLC, a Nevada limited liability company, as Trustee, has this day, caused its name to be hereunto affixed.

Date: 12/12/2016

SABLES, LLC, a Nevada limited liability company



Marcy Axelrod, Trustee Sale Officer

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.

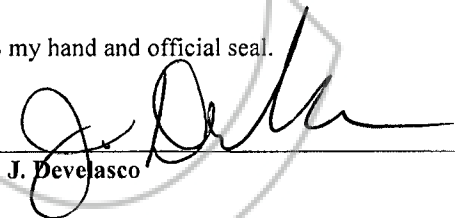
State of CALIFORNIA
County of ORANGE

On 12/12/2016 before me, the undersigned, J. Develasco Notary Public, personally appeared Marcy Axelrod 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.

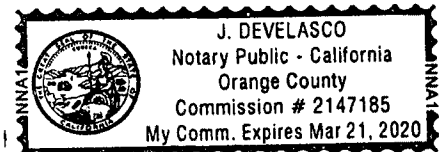
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


J. Develasco

(Seal)



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 1121-05-510-013
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) Home Notes:
Other _____

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

3. a. Total Value/Sales Price of Property \$ \$79,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ \$0.00
d. Real Property Transfer Tax Due \$ \$0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____ Property is
leasehold _____

5. Partial Interest: Percentage being transferred: _____ %

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 *[Signature]* Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sables, LLC
Address: 3753 Howard Hughes Parkway, Suite
200, Las Vegas, NV 89169

Print Name: Ventures Trust
Address: 7500 Old Georgetown Road, Ste
1350
Bethesda, MD 20814

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

Print Name: First American Mortgage Solutions Escrow #: _____
Address: 3 FIRST AMERICAN WAY
City: SANTA ANA State: CA Zip: 92707

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED