

DOUGLAS COUNTY, NV
RPTT:\$760.50 Rec:\$16.00
\$776.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-892837

12/30/2016 01:50 PM

APN#: 1220-21-610-018

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 085589-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

This document is being
recorded as an
accommodation only.

Trustee's Deed Upon Sale

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

A.P.N.: 1220-21-610-018

RECORDING REQUESTED BY:
CLEAR RECON CORP.

AND WHEN RECORDED TO:
Rosehill, LLC
6770 S. McCarran Blvd, #202
Reno, NV 89509

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

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 026321-NV Loan #: **7173
Order #: 150131547-NV-VOO

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

TRUSTEE'S DEED UPON SALE

Transfer Tax: ~~\$740.50~~

The Grantee Herein was not the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$165,078.28**

The Amount Paid by the Grantee was **\$195,000.00**

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

Rosehill, 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 346 OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29, 1973 IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **NADIA J BARATTI A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** as Trustor, dated **8/23/2011** 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 **8/26/2011, as Instrument No. 788684, in Book 811, Page 5183**, 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 Revised Statutes 107.080

TRUSTEE'S DEED UPON SALE

T.S. #: 026321-NV
Loan #: **7173
Order #: 150131547-NV-VOO

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 \$ \$195,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full 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: DEC 08 2016

CLEAR RECON CORP.

TAMMY LAIRD
FORECLOSURE MANAGER

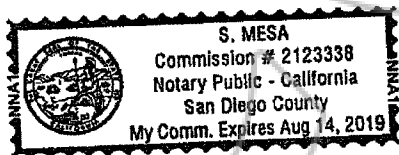
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss
County of San Diego)

On DEC 08 2016 before me S. Mesa Notary Public, personally appeared Tammy Laird 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)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-610-018

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'1/Ind'l
 g) Agricultural
 h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

Deed in Lieu of Foreclosure Only (value of property)	(195,000.00
Transfer Tax Value:	\$195,000.00
Real Property Transfer Tax Due:	\$ 740.50

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 DJA Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Clear Recon Corp. C/O Rosehill, LLC
 Address: 6770 S. McCarran Blvd., Suite 202
 City: Reno
 State: NV Zip: 89509

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
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 085589-DJA