

DOUGLAS COUNTY, NV  
RPTT:\$290.55 Rec:\$15.00  
\$305.55 Pgs=2  
NEVADA TITLE LAS VEGAS  
KAREN ELLISON, RECORDER

2017-893407

01/17/2017 11:33 AM

1220-16-210-067  
~~RECORDING REQUESTED BY:~~

**WHEN RECORDED MAIL TO :**

DUKE PARTNERS II, LLC  
2320 POTOSI ST #130  
LAS VEGAS NV 89146

**FORWARD TAX STATEMENTS TO:**

DUKE PARTNERS II, LLC  
2320 POTOSI ST #130  
LAS VEGAS NV 89146

NDSC File No. : 16-30578-BA-NV  
Title Order No. : 733-1600468

APN: 1220-16-210-067

**TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$290.55

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was \$49,380.20

The amount paid by the Grantee was \$74,100.00.

The property is in the city of **Gardnerville**, County of **Douglas**, State of **NV**.

**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

Duke Partners II, LLC

herein called Grantee, the following described real property situated in **Douglas** County :

**LOT 11, BLOCK B OF RANCHOS ESTATES AMENDED MAP, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON 10/30/1972, IN BOOK 1072, PAGE 642, AS DOCUMENT NO, 62493.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Lillian Walsh** , as Trustor, recorded on **06/21/2007** as Instrument No. **0703539 BK 0607 PG 6898** (or Book, Page) of the Official Records of **Douglas** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

NDSC File Number: 16-30578-BA-NV  
Trustee's Deed Upon Sale  
Page 2

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 **01/04/17** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$74,100.00**.

Dated: 01/11/17  
Corporation

National Default Servicing Corporation, an Arizona

By: Carmen Navejas 01/11/17  
Carmen Navejas, Trustee Sales Officer  
Carmen Navejas

State of ARIZONA  
County of MARICOPA

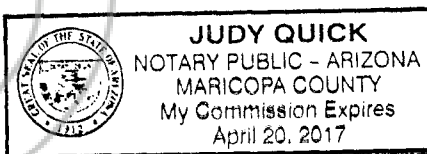
On 1-11-2017 before me, the undersigned, a Notary Public for said State, personally appeared **Carmen Navejas** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

WITNESS my hand and official seal.

Signature

Judy Quick

Judy Quick  
Expires 4/20/17



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)

- a) 1220-16-210-067
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

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

- 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

\$74,100.00 (bid plus costs)  
(\$74,100.00)  
290.55

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, \_\_\_\_\_.
- b. Explain Reason for Exemption:

- 5. Partial Interest: Percentage being transferred: 100%

The undersigned declare 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 Carmen Navejas 01/11/17 Capacity Trustee Sales Officer  
Carmen Navejas, 16-30578-BA-NV

Signature \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**

National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Capacity Grantee  
**BUYER (GRANTEE) INFORMATION**

DUKE PARTNERS II, LLC  
2320 POTOSI ST #130  
LAS VEGAS, NV 89146

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

Print Name: Nevada title Escrow #: ACCOM  
Address: 10000 W Charleston  
City: LAS Vegas State: NV Zip: 89135

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED