

DOUGLAS COUNTY, NV **2017-897575**
RPTT:\$6228.30 Rec:\$16.00
\$6,244.30 Pgs=3 **04/20/2017 10:33 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

APN: 1418-15-510-013

Recorded at the Request of:
First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

When Recorded, Mail Tax Statements To:
Keystone Real Estate Lending Fund, L.P.
Attn: Heston Nielson
280 North 200 West, Ste 240
Bountiful, UT 84010

File No. 2512189-IRK

R.P.T.T.: \$6,228.30

TRUSTEE'S DEED UPON SALE

First American Title Insurance Company

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

KEYSTONE REAL ESTATE LENDING FUND, L.P.

(herein called Grantee) the real property in the County of **Douglas**, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **220 SOUTH MEADOW LLC, a Washington limited liability company**, as Trustor, recorded on **04/15/2016** as **Document No. 2016-879473** of Official Records in the Office of the Recorder of **Douglas** County.

The Notice of Default recorded on **11/09/2016** as **Document No. 2016-890378** of Official Records of **Douglas** County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

Trustee Sale No. 2512189-IRK

A Notice of Trustee's Sale recorded on **02/21/2017** as **Document No. 2017-894988** of Official Records of **Douglas** County, Nevada and published once a week for three consecutive weeks commencing **03/01/2017** in the **Record Courier**, a legal newspaper and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in public places namely: **In the front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, Minden NV 89423.**

At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **03/22/2017** to said Grantee, being the highest bidder therefore, for **\$1,596,955.47** in partial satisfaction of the indebtedness then secured by said Deed of Trust.

IN WITNESS WHEREOF, First American Title Insurance Company as trustee has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Date: April 4, 2017

First American Title Insurance Company

By: _____

Russell M. Dalton, Vice President

STATE OF NEVADA)

: ss

COUNTY OF CLARK)

This instrument was acknowledged before me on April 4, 2017 by Russell M. Dalton, Vice President of First American Title Insurance Company

Robin Duccini
Notary Public

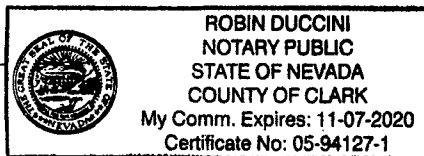
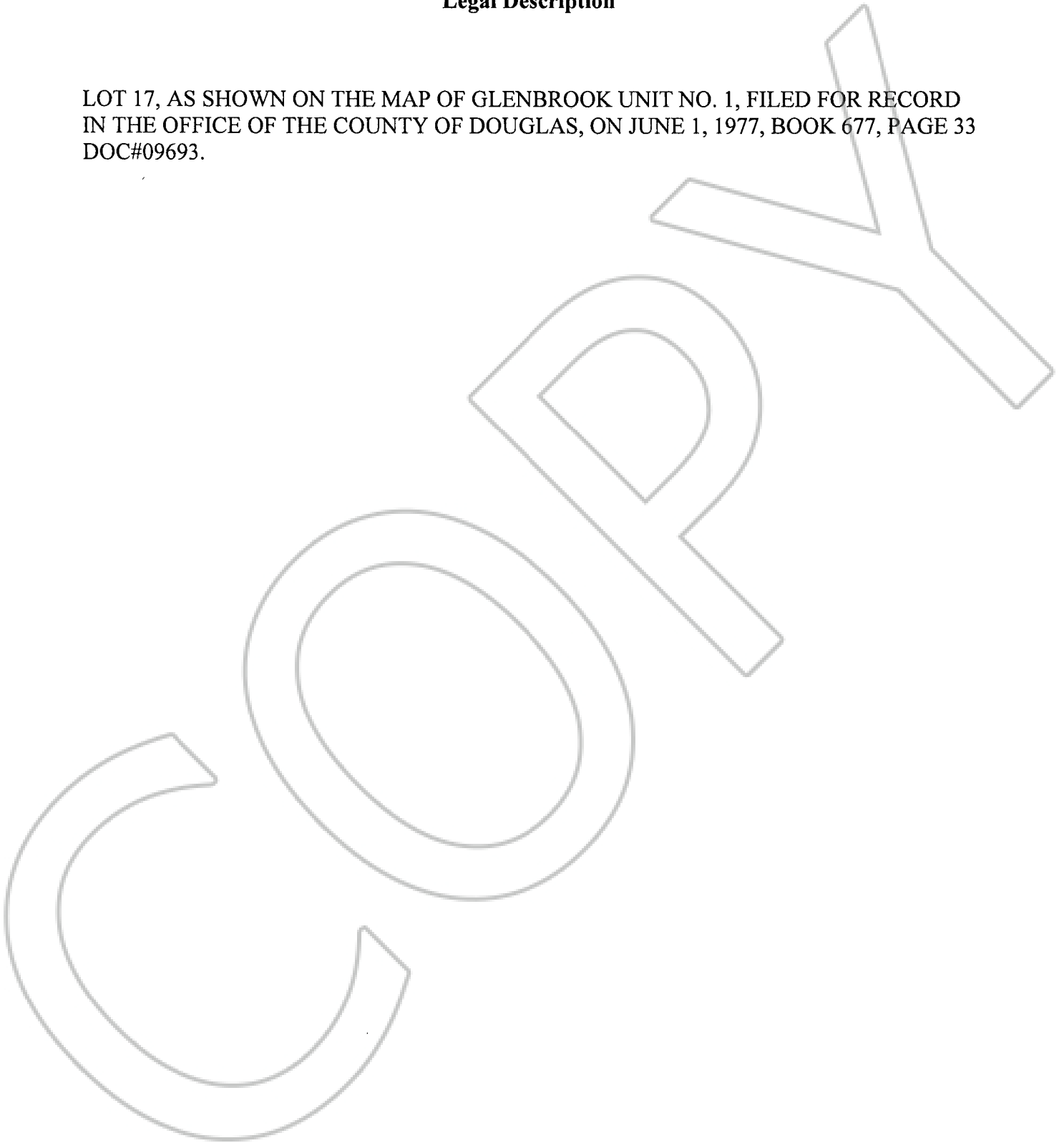


Exhibit "A"
Legal Description

LOT 17, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 1, FILED FOR RECORD
IN THE OFFICE OF THE COUNTY OF DOUGLAS, ON JUNE 1, 1977, BOOK 677, PAGE 33
DOC#09693.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1418-15-510-013
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) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,596,955.47
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$1,596,955.47
d) Real Property Transfer Tax Due \$6,228.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: grantor
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: First American Title
Address: 2500 Paseo Verde Parkway, #120
City: Henderson
State: NV Zip: 89074

Print Name: Keystone Real Estate
Lending Fund, L.P.
Address: 280 North 200 West, #240
City: Bountiful
State: UT Zip: 84010

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

Print Name: First American Title
Address: 2500 Paseo Verde Parkway, #120
City: Henderson

File Number: 201-2512189 IK/ rd
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)