

DOUGLAS COUNTY, NV  
RPTT:\$836.55 Rec:\$16.00  
\$852.55 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2017-898671**

**05/15/2017 02:47 PM**

APN# : 1220-16-116-016

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 088585-DJA

**When Recorded Mail To:**

Poker Brown, LLC

6770 S. McCarran Blvd., # 202

Reno, NV. 89509

**Mail Tax Statements to: (deeds only)**

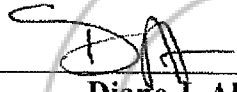
same as above

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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)

**RECORDING REQUESTED BY :**

**WHEN RECORDED MAIL TO :**

POKER BROWN, LLC.  
6770 SOUTH MCCARRAN BOULEVARD, #202  
RENO NV 89509

**FORWARD TAX STATEMENTS TO:**

POKER BROWN, LLC.  
6770 SOUTH MCCARRAN BOULEVARD, #202  
RENO NV 89509

NDSC File No. : 10-31998-WA-NV

Title Order No. : 100421045

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APN: 1220-16-116-016

**TRUSTEE'S DEED UPON SALE**

Transfer Tax : \$ ~~326~~ 95

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$382,181.04**

The amount paid by the Grantee was **\$214,500.00**.

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 :

Poker Brown, LLC.

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

**\*Affidavit of Scrivener's Error recorded on 09/13/2011 as Instrument No. 789403, for the purpose of correcting the legal description, Official Records of Douglas County, Nevada.**

**Lot 16, as shown on the final map for HIDDEN CREEK, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on April 11, 1995, in Book 495, at page 1452, as Document No. 359824.**

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **WARNER FLETCHER, A MARRIED MAN** , as Trustor, recorded on **04/11/2007** as Instrument No. **0698876 BK-0407 PG-2881** (or Book, Page) and Re-Recorded on **09/13/2011** as Instrument No. **789403 BK 911 PG 1820** (or Book, Page) for the reason of **"Scriveners Aff. to correct page number in legal"** of the Official Records of **DOUGLAS** County, **NV**.

NDSC File Number: 10-31998-WA-NV  
Trustee's Deed Upon Sale  
Page 2

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.

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 04/26/17 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$214,500.00**.

Dated: 05/03/17  
Corporation

National Default Servicing Corporation, an Arizona

By: Carmen Navejas 05/03/17  
Carmen Navejas, Trustee Sales Officer

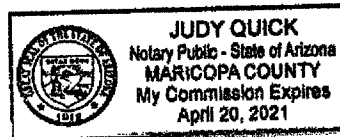
State of ARIZONA  
County of MARICOPA

On 5-3-2017 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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-16-116-016

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$214,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$214,500.00  
 Real Property Transfer Tax Due: \$836.55

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 DAR Capacity Execu Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: National Default Servicing Corporation  
 Address: 7720 N. 16th St, Suite 300  
 City: Phoenix  
 State: Az Zip: 85020

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Poker Brown, LLC  
 Address: 6770 S. McCarran Blvd #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. #: 088585-DJA