

DOUGLAS COUNTY, NV
RPTT:\$1191.45 Rec:\$15.00
\$1,206.45 Pgs=2
NEVADA TITLE LAS VEGAS
KAREN ELLISON, RECORDER

2017-898752

05/17/2017 12:42 PM

APN 1320-26-001-011

~~RECORDING REQUESTED BY:~~

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Vested As: Ralph Partners II LLC.
2320 POTOSI STREET SUITE 130
LAS VEGAS, NV 89146

TS No. NV05000143-16-1

TO No. 160238343-NV-VOO

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was not the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$238,486.25**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$305,100.00**
- 4) The documentary transfer tax is: **\$1,169.89** *1,191.45¹²*
- 5) Said property is in the city of: GARDNERVILLE

and MTC Financial Inc. dba Trustee Corps, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, expressed or implied, to **Vested As: Ralph Partners II LLC.**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows:


SITUATE IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., AS FOLLOWS: PARCEL C, AS SHOWN ON PARCEL MAP OF ALVIN MAY ETUX, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, ON JULY 16, 1976, IN BOOK 776, PAGE 870, AS DOCUMENT NO. 01808 OF OFFICIAL RECORDS.

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated December 13, 2006, made to RAYMOND DUANE BECHTEL AND ARLENE JOAN BECHTEL, HUSBAND AND WIFE and recorded on December 18, 2006, as Instrument No. 0691015, in Book 1206, on Page 6519, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **April 26, 2017** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$305,100.00** cash, in lawful money of the United States, which has been paid.

Dated: May 12, 2017

MTC Financial Inc. dba Trustee Corps


By: Phally Eng, Authorized Signatory
Phally Eng

State of NEVADA
County of CLARK

This instrument was acknowledged before me on May 12
2017, by PHALLY ENG.



Notary Public Signature

Christina Rourke
Printed Name



My Commission Expires: 5/7/21

*CHRISTINA ROURKE
09-9524-1
Expires 5/7/21*

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-26-001-011
 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
 Other

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

- 3.a. Total Value/Sales Price of Property \$ 305,100.00
 b. Deed in Lieu of Foreclosure Only (value of property (Bid plus cost))
 c. Transfer Tax Value: \$ 305,100.00
 d. Real Property Transfer Tax Due \$ ~~1100.00~~ 1191.45 (2)

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 [Signature] Capacity: agent for grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Trustee Corps
 Address: 3571 Red Rock St., Ste B
 City: Las Vegas
 State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ralph Partners II, LLC
 Address: 2320 Potosi St, Ste 130
 City: Las Vegas
 State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Nevada Title Escrow # ACCA
 Address: 1000 W Charleston
 City: Las Vegas State: NV Zip: 89135