

1319-30-712-004
WHEN RECORDED MAIL TO:
Hollyvale Rental Holdings, LLC
2320 Potosi St # 130
Las Vegas, NV 89146

DOUGLAS COUNTY, NV
RPTT:\$2107.95 Rec:\$16.00
\$2,123.95 Pgs=3
NEVADA TITLE LAS VEGAS
KAREN ELLISON, RECORDER

2017-900360

06/21/2017 03:01 PM

WHEN RECORDED AND MAIL TAX STATEMENTS TO:
Same AS ABOVE

TITLE ORDER NO.: 140137196-NV-MSI
LOAN TYPE: Conventional

TS NO.: NV1400259752 NV

TRUSTEE'S DEED UPON SALE

A.P.N. NO.: 1319-30-712-004

The undersigned grantor declares under penalty of perjury:

- 1)The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2)The amount of the unpaid debt together with costs was.....
- 3)The amount paid by the grantee at the trustee sale was.....
- 4)The documentary transfer tax is.....
- 5)Said property is **INCORPORATED / UNINCORPORATED**

\$937,798.13

\$540,300.00

~~\$2107.95~~

and **First American Trustee Servicing Solutions, LLC**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

HOLLYVALE RENTAL HOLDINGS LLC

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **DOUGLAS**, State of **NEVADA**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERREIN FOR ALL PURPOSES.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **03/28/2006** and executed by,

KAREN R HANNAFIOUS A SINGLE WOMAN

as Trustor, and recorded **04/04/2006** as **Instrument No. 0672114**, Book **0406**, Page **1462**, of Official Records of **DOUGLAS** County, **NEVADA**, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

TRUSTEE'S DEED UPON SALE
TS NO.: NV1400259752


Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on **06/07/2017** at the place named in the Notice of Sale, in the County of **DOUGLAS, NEVADA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of **\$ 540,300.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: JUN 09 2017

First American Trustee Servicing Solutions, LLC

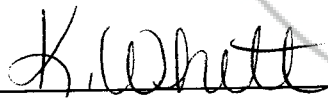
BY: 
Tammy Rossum, Supervisor
Tammy Rossum

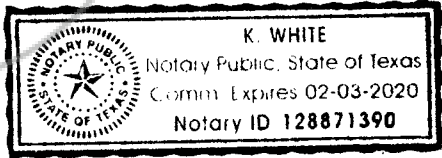
State of **TEXAS**

County of **TARRANT**

Before me, **K. White** on this day personally appeared Tammy Rossum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 09 day of June A.D. 2017

 (Notary Seal)



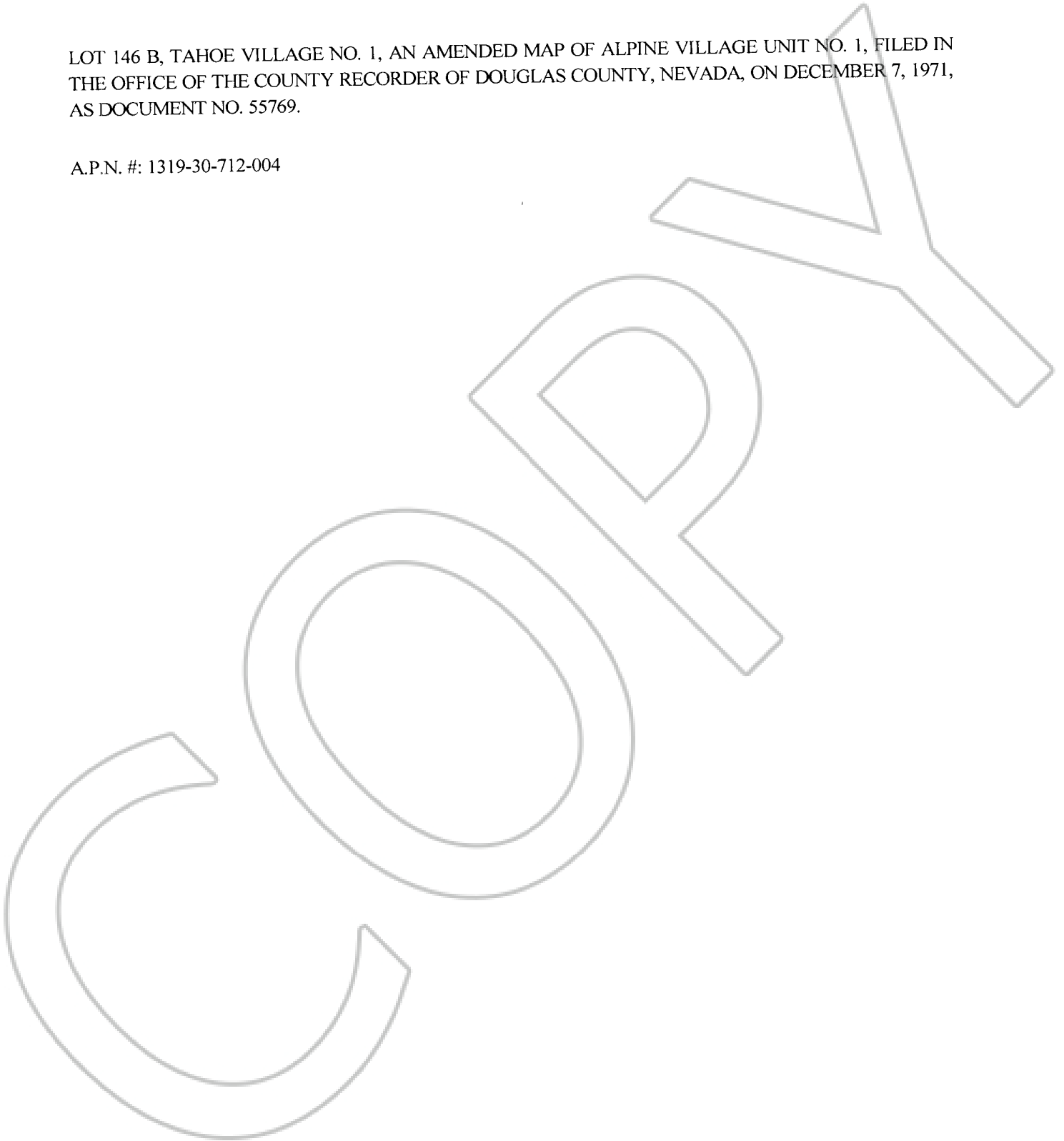
K. White
Expires 2/3/20
128871390

TS No.: NV1400259752

EXHIBIT A

LOT 146 B, TAHOE VILLAGE NO. 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 7, 1971, AS DOCUMENT NO. 55769.

A.P.N. #: 1319-30-712-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-712-004
- b)
- c)
- d)

2. Type of Property

- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | | Comm'l / Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument:	
Book:	Page:
Date of Recording:	
Notes:	

3. Total Value / Sales Price of Property

\$540,300.00

Deed in Lieu of Foreclosure Only (value of property)

\$540,300.00

Transfer Tax Value:

\$2,107.95

Real Property Transfer Tax Due

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 **Signing as Agent**

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: First American Trustee Servicing Solutions, LLC
 Address: 1500 Solana Blvd Bldg 6 Ste 6100
 City: Westlake
 State: TX 76262

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: HOLLYVALE RENTAL HOLDINGS LLC
 Address: 2320 POTOSI STREET STE 130
 City: LAS VEGAS
 State: NV 89146

COMPANY / PERSON REQUESTING RECORDING (required if not the 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 MAY BE RECORDED/MICROFILMED