

DOUGLAS COUNTY, NV
RPTT:\$512.85 Rec:\$16.00
\$528.85 Pgs=3
SPL, INC.
KAREN ELLISON, RECORDER

2017-901700
07/21/2017 11:50 AM

APN No.: 1022-16-002-028
Recording Requested by:
Title365

When Recorded Mail to:
Celink
3900 Capital City Blvd.
Lansing, MI 48906

Forward tax statements to the address given above

TS No.: NV-16-751325-HL
Order No.: 733-1601124
Grantee: American Advisors Group
Grantee Address: c/o Celink
3900 Capital City Blvd. , Lansing, MI 48906

Space above this line for recorders use only

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax:

THE UNDERSIGNED GRANTOR DECLARES:

The Grantee Herein **IS** the Foreclosing Beneficiary

The amount of the unpaid debt together with costs was:

\$131,194.59

The amount paid by the grantee at the trustee sale was:

\$131,194.59

The documentary transfer tax is:

Said property is in the City of: **Wellington**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

American Advisors Group

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **DOUGLAS**, State of **Nevada**, described as follows:

Lot 20 in Block K as shown on the map of Topaz Ranch Estates Unit No. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Gerald G Graves and Mary A Graves, husband and wife as joint tenants**, as trustor, dated **9/6/2013**, and recorded on **9/11/2013** as **Instrument No. 830401, Book 913, Page 2240**, of Official Records in the office of the Recorder of **DOUGLAS**, Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on

12/29/2016, instrument no **2016-892725**, Book , Page , of Official records. The Trustee of record at the relevant time having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

Default occurred as set forth in a Notice of Breach 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 Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **7/12/2017** 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 being **\$131,194.59** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-16-751325-HL

Date:

7/19/17

QUALITY LOAN SERVICE CORPORATION

Ellene Barnett

By: Ellene Barnett, Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California

County of: San Diego

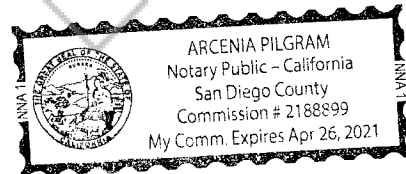
On JUL 19 2017 before me, Arcenia Pilgram a notary public, personally appeared Ellene Barnett, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same 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.

I certify under *PENALTY OF PERJURY* under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Arcenia Pilgram
Signature
Arcenia Pilgram



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-16-002-028
 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 | f. <input type="checkbox"/> | Comm'l/Ind'l |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home |
| i. <input type="checkbox"/> | Other _____ | | |

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

3. Total Value/Sales Price of Property: \$131,194.59
 Deed in Lieu of Foreclosure Only (value of property): _____
 Transfer Tax Value: \$131,194.59
 Real Property Transfer Tax Due: _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage being transferred _____%

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 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.

Date: 7/19/17
 Signature: Ellene Barnett Capacity: Assistant Secretary
 Ellene Barnett

SELLER (GRANTOR) INFORMATION (Required)
 Print Name: Quality Loan Service Corporation
 Address: 411 Ivy Street
 City: San Diego
 State: CA Zip: 92101

BUYER (GRANTEE) INFORMATION (Required)
 Print Name: American Advisors Group
 Address: c/o Celink
 City: Lansing
 State: MI Zip: 48906

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Title365 Company Escrow No.: 733-1601124
 Address: 5000 Birch Street, Suite 300
 City: Newport Beach State: CA Zip: 92660

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1022-16-002-028
- 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
- i. Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$131,194.59

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value:

\$131,194.59

Real Property Transfer Tax Due:

\$ 512.85

4. If Exemption Claimed:

- a. Transfer Tax Exemption per _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred _____ %

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 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.

Date: 7/19/17

Signature

Ellene Barnett
Ellene Barnett

Capacity

Assistant Secretary

**SELLER (GRANTOR) INFORMATION
(Required)**

Print Name: Quality Loan Service Corporation

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City: San Diego

State: CA Zip: 92101

**BUYER (GRANTEE) INFORMATION
(Required)**

Print Name: American Advisors Group

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Escrow No.: 733-1601124

Address: 5000 Birch Street, Suite 300

City: Newport Beach

State: CA

Zip: 92660

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED