

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

Valentine Properties, LLC
PO Box 457
Zephyr Cove NV 89448

FORWARD TAX STATEMENTS TO:

Valentine Properties, LLC
PO Box 457
Zephyr Cove NV 89448



00073021201809139180030035

KAREN ELLISON, RECORDER

NDSC File No. : 17-00112-RM-NV
Title Order No. : 61700195

APN: 1420-28-701-023

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$302,641.49**

The amount paid by the Grantee was **\$368,100.00.**

The property is in the city of **Minden**, 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 :

Valentine Properties, LLC as to an undivided 8.15% interest and Northern Nevada Ventures, LLC as to an undivided 91.85% interest

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

Description of Parcel No. 3, as shown on the Parcel Map for Vera Hansen, Document No. 01874, as filed in the Douglas County Recorder's Office, Minden, Nevada, reflecting a lot line adjustment with Parcel No. 4 of said Parcel Map and that certain East 1/2 Northeast 1/4 Northeast 1/4 Southeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

Commencing at the East 1/4 corner of Section 28, Township 14 North, Range 20 East, M.D.B.&M.;

thence South 89°46'54" West 663.03 feet;

thence South 00°09'01" West, 523.58 feet to the TRUE POINT OF BEGINNING;

thence North 89°53'21" East 333.58 feet;

thence South 00°09'03" West, 111.05 feet;

thence on a curve to the right with radius of 20.00 feet, central angle of 89°44'18" and arc length of 31.32 feet;
thence along the North line of Jackie Lane, South 89°53'21" West, 313.67 feet;
thence North 00°09'01" East 130.96 feet to the TRUE POINT OF BEGINNING.

REFERENCE is made to Record of Survey recorded November 18, 1993, in Book 1193, Page 2659, as Document No. 322950.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **James E Schodowski, a single man**, as Trustor, recorded on 12/19/2007 as Instrument No. 0715030 Bk 1207 Pg 4117 (or Book, Page) of the Official Records of Douglas County, NV.

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 04/11/18 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$368,100.00.

Dated: 04/13/18
Corporation

National Default Servicing Corporation, an Arizona

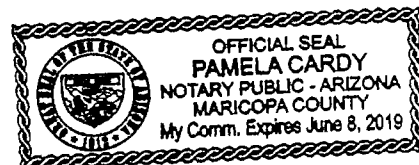
By: 
Genevieve Mada, Trustee Sales Officer

State of ARIZONA
County of MARICOPA

On 4/13/18 before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada** 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 



STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
 a) 1420-28-701-023
 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'
 g) Agricultural
 h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a Total Value/Sales Price of Property \$368,100.00
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$368,100.00
 d Real Property Transfer Tax Due 1437.15

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, _____.
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declare 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 *Genevieve Mada* ^{4/13/18} Capacity Trustee Sales Officer
 Genevieve Mada, 17-00112-RM-NV

Signature _____	Capacity <u>Grantee</u>
<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
National Default Servicing Corp. 7720 N. 16 th Street, Suite 300 Phoenix, AZ 85020	Valentine Properties, LLC PO Box 457 Zephyr Cove, NV 89448

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____