

A.P.N.: 1221-00-001-009

RECORDING REQUESTED BY:
CLEAR RECON CORP

AND WHEN RECORDED TO:
Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 062600-NV Loan #: *****0864
Order #: 8721316

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: **\$1,014.00**
The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$370,090.57**
The Amount Paid by the Grantee was **\$260,000.00**
Said Property is in the City of **GARDNERVILLE**, County of **Douglas**

CLEAR RECON CORP, 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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST with the address of **Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**,

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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:

PARCEL 1
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 13, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JOE A. SIMS, AN UNMARRIED MAN** as Trustor, dated **7/2/2003** of the 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 **7/29/2003**, as **Instrument No. 0584696, in Book 0703, Page 14462, Deed of Trust Re-Recorded on 9/13/2016 as Instrument No. 2016-887498**, of official records. Trustee 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statutes 107.080

TRUSTEE'S DEED UPON SALE

T.S. #: 062600-NV
Loan #: *****0864
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All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 6/6/2018. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$260,000.00, in lawful money of the United States, or by the satisfaction , pro tanto of the obligation than secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date:

JUN 0 8 2018

CLEAR RECON CORP



TAMMY LAIRD
FORECLOSURE MANAGER

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} ss
County of San Diego}

On JUN 0 8 2018 before me AMHAE PARTOSA Notary Public, personally appeared Tammy Laird 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.

Signature AMHAE PARTOSA (Seal)

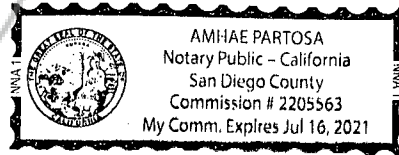


EXHIBIT A

PARCEL 1

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 13, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 30 FEET IN WIDTH OVER AND ACROSS AN EXISTING UNIMPROVED ROADWAY, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M., SAID ROADWAY BEGINNING AT A POINT ON PINENUT ROAD NEAR THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE RUNNING NORTHEASTERLY TO THE ABOVE DESCRIBED PARCEL NO. 1.

SAID EASEMENT DESCRIBED BY DEED EXECUTED BY STODDARD JACOBSON, ETUX, IN DOCUMENT NO. 68137, RECORDED AUGUST 14, 1973, IN BOOK 873, PAGE 433, AND RE-RECORDED SEPTEMBER 27, 1973, IN BOOK 973, PAGE 795 AS DOCUMENT NO. 69055.

SAID EASEMENT ALSO SET OUT ON THAT CERTAIN PARCEL MAP NO. 12 FOR STODDARD AND JEWEL JACOBSEN, FILED FOR RECORD SEPTEMBER 15, 1981 IN BOOK 961 AT PAGE 752 AS DOCUMENT NO. 60333 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- (a) 1221-00-001-009
- (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
- i) Other

3. Total Value/Sales Price of Property:

\$260,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$260,000.00

Real Property Transfer Tax Due

\$1,014.00

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 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.

TAMMY LAIRD
FORECLOSURE MANAGER

Signature _____ Capacity _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CLEAR RECON CORP
Address: 4375 JUTLAND DRIVE, SUITE 200
City: SAN DIEGO
State: CA Zip: 92117

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM
Print Name: MORTGAGE ACQUISITION TRUST
Address: 15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Insurance Company
Address: 3 First American Way
Santa Ana, California 92707

Escrow #: _____