

DOUGLAS COUNTY, NV
RPTT:\$1093.95 Rec:\$35.00
\$1,128.95 Pgs=3 2018-916374
07/03/2018 09:00 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-07-611-001

Recording Requested By:
Western Title Company, LLC
Escrow No.: 098319-DJA

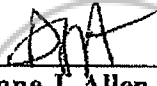
When Recorded Mail To:
Poker Brown, LLC
6770 S. McCarran Blvd # 202
Reno, NV. 89509

Mail Tax Statements to: (deeds only)
same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Diane J. Allen

Escrow Officer

This document is being
recorded as an
accommodation only.

Trustee's Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :
POKER BROWN, LLC

6770 S McCarran Blvd
RENO NV 89509

FORWARD TAX STATEMENTS TO:
POKER BROWN, LLC

6770 S McCarran Blvd
RENO NV 89509

NDSC File No. : 17-30556-BA-NV
Title Order No. : 61700605

APN: 1420-07-611-001

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$ ^{01,093.95} ~~1,042.78~~
The Grantee herein WAS not the Beneficiary
The amount of the unpaid debt was \$109,214.35
The amount paid by the Grantee was \$280,200.00.
The property is in the city of Carson City, 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 :

POKER BROWN, LLC

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

Lot 17, in Block A, of the Final Map of SUNRIDGE HEIGHTS PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 30, 1993, in Book 993, Page 6482, as Document No. 319089.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Richard E. Corder and Nancy J. Corder, husband & wife**, as Trustor, recorded on **07/29/2003** as Instrument No. **0584698 BK 0703 PG 14496** (or Book, Page) of the Official Records of **Douglas County, NV**.

NDSC File Number: 17-30556-BA-NV
Trustee's Deed Upon Sale
Page 2

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 **06/20/18** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$280,200.00**.

Dated: 06/22/18
Corporation

National Default Servicing Corporation, an Arizona

By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

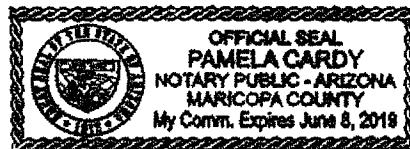
State of ARIZONA
County of MARICOPA

On 6/22/18 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

Pamela Cardy



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-611-001

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 _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$280,200.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$280,200.00
 Real Property Transfer Tax Due: 1,092.78 \$ 1,093.95

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 Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: NDSC
 Address: 7720 N. 16th St., Suite 300
 City: Phoenix
 State: AZ Zip: 85020

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Poker Brown, LLC
 Address: 6770 S. McCarran Blvd
 City: Reno
 State: Nv Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 098319-DJA