

DOUGLAS COUNTY, NV  
RPTT:\$1329.90 Rec:\$35.00  
\$1,364.90 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

2018-918288

08/20/2018 02:31 PM

APN# : 1220-24-501-013

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 099287-DJA

**When Recorded Mail To:**  
Poker Brown, LLC  
6770 South McCarran Blvd.,  
Suite 201  
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)

APN No.: 1220-24-501-013  
Recording Requested by:

When Recorded Mail to:

Poker Brown, LLC  
6770 South McCarran Blvd. Suite 201  
Reno, NV 89509

Forward tax statements to the address given above

TS No.: NV-17-773252-JB  
Order No.: 170228223-NV-VOI

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: ~~\$1,330.00~~ \$1,329.90

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$277,116.79

The amount paid by the grantee at the trustee sale was: \$341,000.00

The documentary transfer tax is: ~~\$1,330.00~~ \$1,329.90

Said property is in the City of: GARDNERVILLE, 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

**Poker Brown, LLC.**

(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:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows: Parcel C-2, as shown on Parcel Map for Lucy C. Joyce No.2, filed for record in Book 1090, at Page 3219, as Document No. 237139, Official Records of Douglas County, Nevada. **EXCEPTING THEREFROM** all that portion of aforesaid Parcel C-2 described as follows: **COMMENCING** at the North corner common to said Parcels C-1 and C-2, as shown on the aforesaid Parcel Map; thence along said common line South, a distance of 128.74 feet to an angle point; thence West, a distance of 33.71 feet to the **TRUE POINT OF BEGINNING**; thence West, a distance of 23.29 feet to an angle point; thence South, a distance of 90.00 feet to an angle point; thence East, a distance of 23.29 feet; thence North, a distance of 90.00 feet to the **TRUE POINT OF BEGINNING**. **TOGETHER WITH** those portions of Parcel C-1 of the aforesaid Parcel Map described as

follows: (A) COMMENCING at the North corner common to Parcels C-1 and C-2, as shown on the aforesaid Parcel Map at which point is the TRUE POINT OF BEGINNING; thence along the line common to said Parcels South, a distance of 128.74 feet to an angle point; thence West, a distance of 33.71 feet; thence North, a distance of 128.74 feet to the North line of aforesaid Parcel C-1; thence along said line East, a distance of 33.71 feet to the TRUE POINT OF BEGINNING. (B) COMMENCING at the North corner common to Parcels C-1 and C-2 as shown on the aforesaid Parcel Map; thence along the line common to said parcels South, a distance of 128.74 feet to an angle point; thence West, a distance of 57.00 feet to an angle point; thence South, a distance of 90.00 feet to an angle point; thence East, a distance of 23.29 feet to the TRUE POINT OF BEGINNING; thence continuing along said common line East, a distance of 20.71 feet to an angle point; thence South, a distance of 100.00 feet to the South line of aforesaid Parcel C-1; thence along South line West, a distance of 20.71 feet; thence leaving said line North, a distance of 100.00 feet to the TRUE POINT OF BEGINNING. Said land is also shown as Adjusted Parcel C2 on that certain Record of Survey for Bruce Woods, filed for record in the office of the Douglas County Recorder, on June 22, 1994, in Book 694, Page 3807, as Document No. 240187, Official Records. Reference is hereby made to that certain Boundary Line Adjustment recorded June 22, 1994, in Book 694, Page 3808, as Document No. 340188, Official Records.


This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by RITA L TANK, as trustor, dated 6/23/2004, and recorded on 6/30/2004 as Instrument No. 0617534, Book 0604, Page 14726 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 1/26/2018, instrument no 2018-909710, Book xxx, Page xxx, 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.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach 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 8/1/2018. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$341,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt 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-17-773252-JB

Date: 8/10/18

QUALITY LOAN SERVICE CORPORATION

  
By: Adriana Banuelos, Assistant Vice President

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)

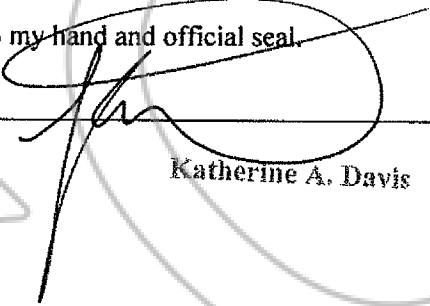
County of: San Diego)

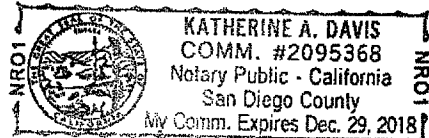
On AUG 10 2018 before me, Katherine A. Davis a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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)

Signature

  
Katherine A. Davis



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-24-501-013

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: \$341,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$341,000.00  
 Real Property Transfer Tax Due: ~~\$1,330.00~~ \$1,329.90

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)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Quality Loan Service Corp.  
 Address: 411 Ivy Street  
 City: San Diego  
 State: CA Zip: 92101

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. #: 099287-DJA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)