

DOUGLAS COUNTY, NV  
RPTT:\$781.95 Rec:\$35.00  
\$816.95 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2019-929443**

**05/23/2019 03:44 PM**

APN# : 1022-05-000-016

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 104648-CRF

**When Recorded Mail To:**  
East Creek, LLC  
6770 S. McCarran Blvd., Ste  
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



Colleen Felix

Escrow Agent

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)

WHEN RECORDED MAIL TO:

WHEN RECORDED AND MAIL TAX STATEMENTS TO:

TITLE ORDER NO.: 180549363-NV-MSI  
LOAN TYPE: FHA

TS NO.: NV1800284503 NV

**TRUSTEE'S DEED UPON SALE**

A.P.N. NO.: 1022-05-000-016

The undersigned grantor declares under penalty of perjury:

- 1)The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2)The amount of the unpaid debt together with costs was..... \$ 200,246.90
- 3)The amount paid by the grantee at the trustee sale was..... \$ 200,246.91
- 4)The documentary transfer tax is..... \$ 781.95
- 5)Said property is **INCORPORATED / UNINCORPORATED**

and **First American Trustee Servicing Solutions, LLC**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

**EAST CREEK LLC**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **DOUGLAS**, State of **NEVADA**, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERREIN FOR ALL PURPOSES.**

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **06/08/2007** and executed by,

**DIETER H. PEPKE AND DORIS I. PEPKE, HUSBAND AND WIFE AS JOINT TENANTS**

as Trustor, and recorded **06/15/2007** as **Instrument No. 0703099**, Book , Page , of Official Records of **DOUGLAS** County, **NEVADA**, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

**TRUSTEE'S DEED UPON SALE**  
TS NO.: NV1800284503

Default occurred as set forth in a Notice of Default 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 Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on 04/17/2019 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 of \$ 200,246.91 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: APR 22 2019

First American Trustee Servicing Solutions, LLC


BY:   
Tammy Rossum, Supervisor

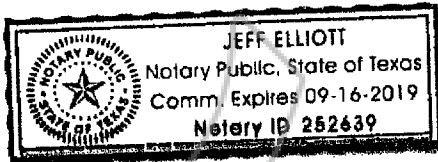
State of **TEXAS**

County of **DALLAS**

Before me, Jeff Elliott on this day personally appeared Tammy Rossum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of APRIL, A.D., 2019

  
\_\_\_\_\_  
(Notary Seal)

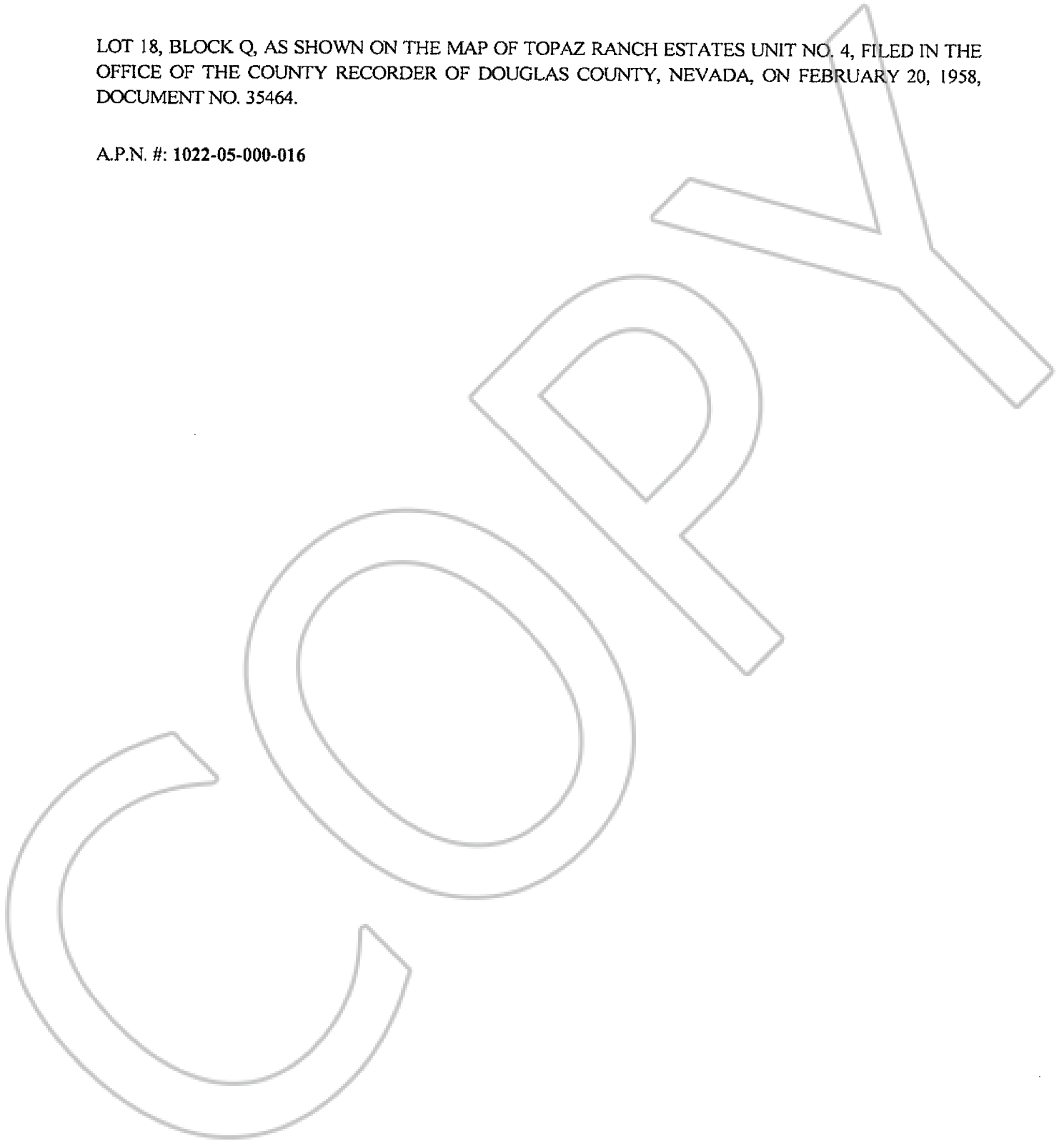


TS No.: NV1800284503

**EXHIBIT A**

LOT 18, BLOCK Q, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 20, 1958, DOCUMENT NO. 35464.

A.P.N. #: 1022-05-000-016



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1022-05-000-016

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$200,246.91  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$200,246.91  
 Real Property Transfer Tax Due: \$78,95

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 [Handwritten Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Print Name: First American Trustee Servicing Solutions, LLC  
 Address: 4795 Regent Blvd. Mail Code 1011-F  
 City: Irving  
 State: TX                      Zip: 75063

Print Name: East Creek, LLC  
 Address: 6770 S. McCarran Blvd., Suite 202  
 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. #: 104648-CRF

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