

DOUGLAS COUNTY, NV **2020-941028**  
RPTT:\$1132.95 Rec:\$40.00  
\$1,172.95 Pgs=3 01/17/2020 11:48 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1320-32-116-010

RPTT: \$1,132.95

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 109805-CRF

**When Recorded Mail To:**  
Arrow Canyon LLC  
6770 S McCarran Blvd #202  
Reno, NV  
89509

**Mail Tax Statements to: (deeds only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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



Savannah Rodriguez / Escrow Assistant

This document is being  
recorded as an  
accommodation only.

\_\_\_\_\_  
**Trustee Deed Upon Sale**

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

**Recording Requested By:**  
ARROW CANYON LLC

**When Recorded Mail to and Mail Tax Statement to:**

ARROW CANYON LLC  
6770 SOUTH MCCARRAN BOULEVARD  
# 202  
RENO, NV 89509

APN #: 1320-32-116-010

**Property Address:**

1592 WILDROSE DRIVE  
MINDEN, NV 89423

Space above this line for Recorder's use only

Trustee Sale No. : 00000007496649

Title Order No. : 180161059

## TRUSTEE DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein WAS NOT the foreclosing beneficiary
- 2) The amount of the unpaid debt together with cost was \$484,493.35
- 3) The amount paid by the grantee at the trustee sale was \$290,100.00
- 4) The documentary transfer tax is
- 5) Said property is in the city of MINDEN

**This document is being  
recorded as an  
accommodation only.**

**BARRETT DAFFIN FRAPPIER, TREDER & WEISS**, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

**ARROW CANYON 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:

LOT 3, IN BLOCK E, AS SHOWN ON THE OFFICIAL MAP OF WILDROSE NO. 3, UNIT 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 29, 1972, IN BOOK 102, PAGE 517, DOCUMENT NO. 60350, OF OFFICIAL RECORDS.

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01/26/2005 and executed by **ALAN D. CALDWELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** Trustor(s), and Recorded on 02/01/2005 as Instrument No. 0635764, Book No. 0205 and Page No. 326 of official records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

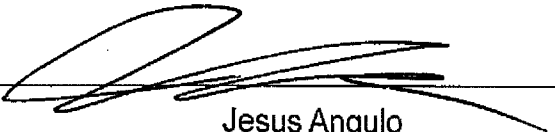
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

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 complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 09/18/2019. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$290,100.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

DATED: 09/25/2019

BARRETT DAFFIN FRAPPIER, TREDER & WEISS, as Trustee

  
 \_\_\_\_\_  
 Jesus Angulo  
 Operations Manager

State of TEXAS }  
 County of DALLAS }

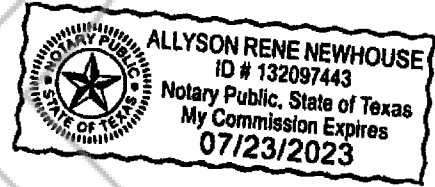
09/25/2019  
 DATED

On 09/25/2019 before me, Allyson Rene Newhouse Notary Public, personally appeared Jesus Angulo who is known to me 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: Allyson Rene Newhouse (Seal)

My commission expires: 07/23/2023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-32-116-010

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: \$290,100.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$290,100.00  
 Real Property Transfer Tax Due: \$1,132.95

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  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Barrett Daffin Frappier Treder & Weiss, LLP  
 Address: 4004 Belt Line Rd. Ste 100  
 City: Addison  
 State: TX Zip: 75001

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Arrow Canyon LLC  
 Address: 6770 S McCarran Blvd #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. #: 109805-CRF