

DOUGLAS COUNTY, NV  
RPTT:\$799.50 Rec:\$40.00  
\$839.50 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2020-944440**

**04/08/2020 08:51 AM**

**APN# : 1420-18-214-069**

**RPTT: \$799.50**

**Recording Requested By:**

Western Title Company, LLC

**Escrow No.:** 114202-CRF

**When Recorded Mail To:**

Clan Alpine, 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's Deed**

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

APN No.: 1420-18-214-069  
Recording Requested by:

When Recorded Mail to:  
Clan Alpine, LLC  
6770 S McCarran Blvd #202  
Reno, NV 89509  
Forward tax statements to the address given above

TS No.: NV-19-867903-AB  
Order No.: 1344856NVD

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:

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$81,316.44**

The amount paid by the grantee at the trustee sale was: **\$204,600.00**

The documentary transfer tax is:

Said property is in the City of: **CARSON CITY**, 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

**Clan Alpine, 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:

**LOT 117, BLOCK F, AS SHOWN ON THE MAP OF SILVERADO HEIGHTS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 18, 1978, AS DOCUMENT NO. 25326 AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION RECORDED AUGUST 23, 1979, IN BOOK 879 OF OFFICIAL RECORDS AT PAGE 1725, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 34885 AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION RECORDED OCTOBER 12, 1979, IN BOOK 1079, PAGE 1039, AS DOCUMENT NO. 37638, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KENNETH R ASHLOCK AND NANCY J ASHLOCK, HUSBAND AND WIFE**, as trustor, dated **3/10/2004**, and recorded on **3/18/2004** as Instrument No. 0607572, Book 0304, Page 08628 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 **10/29/2019**, instrument no **2019-937310**, 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 **3/11/2020**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$204,600.00**, 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-19-867903-AB

Date: 03/18/2020

QUALITY LOAN SERVICE CORPORATION

By: Damian Ramirez, Assistant Secretary

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)

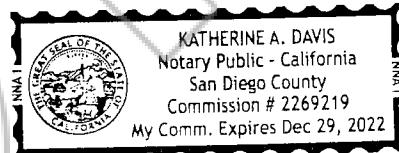
On MAR 18 2020 before me, Katherine A. Davis a notary public, personally appeared Damian Ramirez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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) 1420-18-244-069

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$204,600.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$204,600.00  
 Real Property Transfer Tax Due: \$799.50

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: Quality Loan Service Corp.  
 Address: 2763 Camino Del Rio South  
 City: San Diego  
 State: CA Zip: 92108

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

Print Name: Clan Alpine, 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. #: 114202-CRF

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