

**RECORDING COVER PAGE**

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**APN# 1420-34-610-047**

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

**SHERIFF'S DEED**

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

**PHH MORTGAGE**

**RETURN TO:**

**Name: PHH MORTGAGE**

**Address: 1 Mortgage Way | SV05-Tax Department**

**City/State/Zip: Mt Laurel, NJ 08054**

This page provides additional information required by NRS 111.312 Sections 1-2.

MCCARTHY & HOLTHUS, LLP  
ATTORNEYS AT LAW  
9510 WEST SAHARA AVENUE, SUITE 200  
LAS VEGAS, NV 89117  
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1 Kristin A. Schuler-Hintz, Esq., SBN 7171  
2 McCarthy & Holthus, LLP  
3 9510 West Sahara Avenue, Suite 200  
4 Las Vegas, NV 89117  
5 Telephone: (702) 685-0329  
6 Facsimile: (866) 339-5961  
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8 Attorneys for Plaintiff,  
9 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING  
10 MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES,  
11 SERIES 2005-SA5,

12 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
13 **IN AND FOR THE COUNTY OF DOUGLAS**

14 U.S. BANK NATIONAL ASSOCIATION, ) Case No.: 18-CV-0134  
15 AS TRUSTEE FOR RESIDENTIAL )  
16 FUNDING MORTGAGE SECURITIES I, ) Dept. No.: II  
17 INC., MORTGAGE PASS-THROUGH )  
18 CERTIFICATES, SERIES 2005-SA5, )

19 Plaintiff,

20 v.

21 ROBERT K. MENZER; PARK TREE )  
22 INVESTMENTS 18, LLC, MORTGAGE )  
23 ELECTRONIC REGISTRATION )  
24 SYSTEMS, INC., RENOWN MORTGAGE )  
25 CORP., DOES I-X; and ROES 1-10 )  
26 inclusive, )

27 Defendants. )

28 STATE OF NEVADA )

COUNTY OF DOUGLAS )

) ss:

THIS DEED, made on this 3 day of August, 2020, by

Eric Lindsay, SHERIFF OF DOUGLAS COUNTY, NEVADA.

WITNESSETH

THAT by virtue of an Execution issued of the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE

**MCCARTHY & HOLTHUS, LLP**  
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9510 WEST SAHARA AVENUE, SUITE 200  
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1 SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-  
2 SA5 v. Robert K. Menzer, Case No. 18-CV-0134 in said Court, I, Eric Lindsay, as  
3 Sheriff of Douglas County, Nevada, did cause due notice thereof to be given of sale of the  
4 following described property:

5 1526 Downs Drive, Minden, NV 89423

6 LOT 20, IN BLOCK 4, AS SET FORTH ON THE FINAL SUBDIVISION MAP  
7 LDA# 01-069 FOR BRAMWELL HOMESTEAD FILED FOR RECORD IN THE  
8 OFFICE OF THE DOUGLAS COUNTY RECORDER, ON AUGUST 12, 2002, IN  
9 BOOK 0802, AT PAGE 3324, AS DOCUMENT NO. 549307, OF OFFICIAL  
10 RECORDS.

11 APN: 1420-34-610-047

12 THAT pursuant to said Notice, I did therefore cause said sale to be made on the July  
13 25, 2019 at 12:30pm at public auction, and that McCarthy & Holthus, LLP on behalf of U.S.  
14 BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING  
15 MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES,  
16 SERIES 2005-SA5 did cause a bid to be made in the sum of Five Hundred Seventy Nine  
17 Thousand, Nine Hundred Twenty Dollars and Zero Cents (\$579,920.00); that pursuant to  
18 said sale, a Certificate of Sale was executed by the undersigned on July 25, 2019, and filed in  
19 Douglas County, Nevada, records, and one (1) year since the date of the sale set forth above,  
20 having elapsed as of the 25<sup>th</sup> day of July, 2020.  
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MCCARTHY & HOLTHUS, LLP  
ATTORNEYS AT LAW  
9510 WEST SAHARA AVENUE, SUITE 200  
LAS VEGAS, NV 89117  
Telephone: (702) 685-0329 / Facsimile: (866) 339-5691  
Email: NVJud@McCarthyHolthus.com

1 NOW, THEREFORE, I, the said Eric Lindsay, do hereby grant to  
2 Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL  
3 FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH  
4 CERTIFICATES, SERIES 2005-SA5 without warranty, all of the right, title and interest of  
5 Robert K. Menzer in and to the property described above subject to all liens and  
6 encumbrances of record.

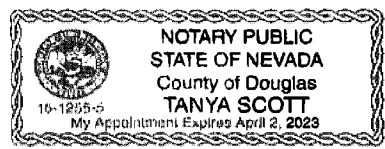
DOUGLAS COUNTY SHERIFF

By: Eric Lindsay #170  
Deputy Sheriff

12 STATE OF NEVADA )  
13 ) ss:  
14 COUNTY OF DOUGLAS )

15 On this 4 day of August, 2020, before me a Notary Public in and for  
16 said County and State, personally appeared, Eric Lindsay, known  
17 to me to be a Deputy Sheriff of Douglas County, Nevada, and the person who executed the  
18 foregoing instrument, who duly acknowledged to me that he executed the same freely and  
19 voluntarily and for the uses and purposes therein mentioned.

20 Tanya Scott  
Notary Public, in and for said County and State



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-34-610-047  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'/Ind'l                 |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| Other _____                              |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$579,920.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value: \$579,920.00  
 d. Real Property Transfer Tax Due \$2,262.00

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: Attorney  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas County Sheriff  
 Address: 1038 Buckeye Rd  
 City: Minden  
 \_\_\_\_\_  
 \_\_\_\_\_  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: U.S. Bank National Association , As Trustee  
For Residential Funding Mortgage Securities I, Inc.,  
Mortgage Pass-Through Certificates Series 2005-SA5  
C/O McCarthy & Holthus LLP  
 \_\_\_\_\_  
 Address: 8950 Cypress Waters Boulevard  
 City: Coppell  
 State: Texas Zip: 75019

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: McCarthy & Holthus, LLP File # NV-18-825-767  
 Address: 9510 West Sahara Ave. Ste 200  
 City: Las Vegas State: NV Zip: 89117