

DOUGLAS COUNTY, NV **2023-999672**  
RPTT:\$1618.50 Rec:\$40.00  
\$1,658.50 Pgs=3 **08/18/2023 03:30 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

APN No.: 1121-05-514-005  
Recording Requested by:

When Recorded Mail to:  
Select Portfolio Servicing, Inc.  
3217 S. Decker Lake Dr.  
Salt Lake City, UT 84119  
Forward tax statements to the address given above

TS No.: NV-21-895384-SH  
Order No.: 1946280  
Grantee: PNC Bank, National Association  
Grantee Address: c/o Select Portfolio Servicing, Inc.  
3217 S. Decker Lake Dr. , Salt Lake City, UT 84119

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

This document is being recorded as an accommodation only.

Transfer Tax: \$1,618.50

#### THE UNDERSIGNED GRANTOR DECLARES:

The Grantee Herein **IS** the Foreclosing Beneficiary

The amount of the unpaid debt together with costs was:

\$463,357.40

The amount paid by the grantee at the trustee sale was:

\$415,000.00

The documentary transfer tax is:

\$1,618.50

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

**PNC Bank, National Association**

(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:

LEASEHOLD ESTATE, CREATED BY THE SUB-LEASE EXECUTED BY CARLOS R. MEDINA AND TIJA R. MEDINA, AS LESSOR, TO BRANDON ISENHART AND ELIZABETH ISENHART, HUSBAND AND WIFE AS JOINT TENANTS, AS LESSEE, DATED NOVEMBER 7, 2005 IN BOOK 1105, AT PAGE 10698, AS DOCUMENT NO. 0661492, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. LOT 89, AS SET FORTH ON AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 4, BEING FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 23, 2002, IN BOOK 1202, PAGE 10400, AS DOCUMENT NO. 561783.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **BRANDON ISENHART AND ELIZABETH ISENHART, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, dated **11/15/2005**, and recorded on **11/23/2005** as **Instrument No. 0661493**,

**Book 1105, Page 10716, and re-recorded on 7/19/2011 as Instrument Number 786567 and Book 711 and Page 3248** 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 **2/6/2023**, instrument no **2023-993643**, Book , Page , 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.

Default occurred as set forth in a Notice of Breach 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 Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **8/9/2023** 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 being **\$415,000.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then 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-21-895384-SH

Date:

8/17/23

QUALITY LOAN SERVICE CORPORATION

*Veronica Eisert*

By: Veronica Eisert, 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 AUG 17 2023 before me, Taryn Smith a notary public, personally appeared Veronica Eisert, 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)

*Taryn Smith*  
Signature

Taryn Smith



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1121-05-514-005  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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  
 Other

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

3. a. Total Value/Sales Price of Property: \$415,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property): ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$415,000.00  
 d. Real Property Transfer Tax Due: \$1,618.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Veronica Eisert Capacity: Veronica Eisert, Assistant Secretary

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

**SELLER (GRANTOR) INFORMATION**  
**(Required)**

Print Name: Quality Loan Service Corporation  
 Address: 2763 Camino Del Rio S  
 City: San Diego  
 State: CA Zip: 92108

**BUYER (GRANTEE) INFORMATION**  
**(Required)**

Print Name: PNC Bank, National Association  
c/o Select Portfolio Servicing, Inc.  
 Address: 3217 S. Decker Lake Dr.  
 City: Salt Lake City  
 State: UT Zip: 84119

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Stewart Title of Nevada Escrow #: 1946280  
 Address: 1070 Caughlin Cross 5390 KIETZKE LN., STE 101  
 City: Reno State: NV Zip: 89519 89571