

APN: 1419-09-001-002  
R.P.T.T.: \$4,290.00

**RECORDING REQUESTED BY:**

Fidelity National Title Insurance  
Company

**WHEN RECORDED MAIL TO AND  
FORWARD TAX STATEMENTS TO:**

Kevin Lipton  
9478 West Olympic Blvd., Suite 202  
Beverly Hills, CA 90212

Trustee Sale No. 23-00344-2FNT  
Client Reference No. Thomas

## **TRUSTEE'S DEED UPON SALE**

FIDELITY NATIONAL TITLE INSURANCE COMPANY ("Trustee"), as the duly appointed substitute Trustee under the Deed of Trust with Assignment of Leases, Rents, Security Agreement and Fixture Filing (as defined below) does hereby grant and convey, but without covenant or warranty, express or implied, to Kevin Lipton, an individual ("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 (the "Real Property"):

**PARCEL 1:**

Lot 57 of CLEAR CREEK TAHOE - PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 2020-943845, Official Records.

**PARCEL 2:**

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as Document numbers 890755, 902099, and 916465.

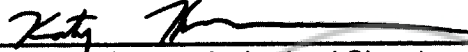
This conveyance is made in compliance with the terms and provisions of, and pursuant to the powers, including the power of sale, conferred upon Trustee, by that certain Deed of Trust with Assignment of Leases, Rents, Security Agreement and Fixture Filing executed by GREGORY A. THOMAS and HEATHER L. THOMAS, Co-Trustees of the THOMAS LIVING TRUST, dated October 18, 1995 as Trustor, dated as of May 12, 2021, recorded on May 14, 2021, as Instrument No. 2021-967466 of the Official Records in the office of the Recorder of Douglas County, Nevada under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed substitute Trustee, default having occurred under the Deed

of Trust or as the duly appointed substitute Trustee, default having occurred under the Deed of Trust as set forth in the Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including, without limitation, sending the Notice of Breach and Default of Election to Cause Sale of Real Property Under the Deed of Trust within ten days after its recording and a Notice of Sale at least twenty days prior to the date of sale by certified return receipt mail, postage prepaid to each person entitled to notice in compliance with NRS 107.090.

All requirements of law regarding the mailing, personal delivery, posting, and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust and Notice of Trustee's Sale, as applicable, 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 May 8, 2024. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$1,100,000.00, 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 sale.

Date: May 10, 2024

FIDELITY NATIONAL TITLE INSURANCE COMPANY as Trustee

  
Katy Holdeman, Authorized Signature

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.

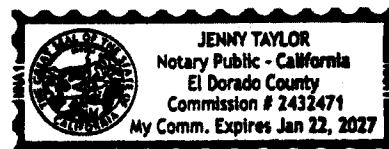
State of California  
County of El Dorado

On May 10, 2024 before me, Jenny Taylor, Notary Public, personally appeared Katy Holdeman, 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.

  
Jenny Taylor # 2432471  
My Commission Expires January 22, 2027



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1419-09-001-002  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1100000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 1100000.00  
 Real Property Transfer Tax Due: \$ 4290.00

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

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

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 \_\_\_\_\_ Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Fidelity National Title Insurance Company  
 Address: 5170 Golden Foothill Pkwy, Suite 130  
 City: El Dorado Hills  
 State: CA Zip: 95762

Print Name: Kevin Lipton  
 Address: 9478 W Olympic Blvd. #202  
 City: Beverly Hills  
 State: CA Zip: 90212

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Fidelity National Title Ins Escrow # 23-00344-2FNT  
 Address: 5170 Golden Foothill Pkwy #130  
 City: El Dorado Hills State: CA Zip: 95762

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