



00181018202410075990030036

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**  
Northern Nevada Ventures, LLC  
901 Sweetwater Dr.  
Gardnerville NV 89460

**FORWARD TAX STATEMENTS TO:**  
Northern Nevada Ventures, LLC  
901 Sweetwater Dr.  
Gardnerville NV 89460

NDSC File No. : 23-30192-JP-NV  
Title Order No. : 62300334

APN: 1319-19-720-020

### TRUSTEE'S DEED UPON SALE

Transfer Tax : \$  
The Grantee herein **WAS** not the Beneficiary  
The amount of the unpaid debt was **\$37,565.40**  
The amount paid by the Grantee was **\$391,000.00**.  
The property is in the city of **Stateline**, County of **Douglas**, State of **NV**.

**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

**Northern Nevada Ventures, LLC**

herein called Grantee, the following described real property situated in **Douglas** County:

**Parcel A as shown on that Parcel Map for Kroeger Properties and Development, Inc., and Richard Evans and Anne Evans, recorded October 17, 1983 in Book 1083 of Official Records, at Page 2741, Douglas County, Nevada, being a parcel of Lot 567, as shown on the map entitled Subdivision of Parcels A and B of the Second Amended Map of Summit Village as filed in the Office of the County Recorder of Douglas County, Nevada, on October 27, 1969, as Document No. 46173 and re-recorded December 24, 1969, as Document No. 46671.**

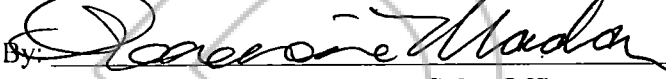
This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Henry Crampton, a single man**, as Trustor, recorded on **04/25/2000** as Instrument No. **0490515 BK 0400 PG 4532** (or Book, Page) of the Official Records of **Douglas** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the 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 11/29/23 Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$391,000.00**.

Dated: 12/06/23

National Default Servicing Corporation, an Arizona Corporation

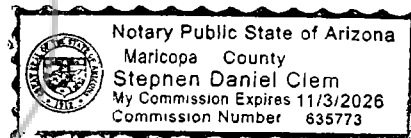
By:   
**Genevieve Mada, Trustee Sales Officer**

State of ARIZONA  
County of MARICOPA

On Dec 6, 2023 before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada** personally known to me (or 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.

WITNESS my hand and official seal.

Signature Stephen Daniel Clem



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) 1319 19 220 020  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**2. Type of Property:**

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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>391,000 -</u>
Transfer Tax Value:	\$ <u>391,000 -</u>
Real Property Transfer Tax Due:	\$ <u>1524.90</u>

**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 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 Penny Echan Capacity owner

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

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: NDS

Address: 7120 N 16th St Suite 300

City: Phoenix

State: AZ Zip: 85020

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

Print Name: Penny Echan Northern Nevada

Address: PO Box 457 Ventures LLC

City: Zephyr Cove

State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_