

DOUGLAS COUNTY, NV **2024-1008416**
RPTT:\$1942.20 Rec:\$40.00
\$1,982.20 Pgs=2 **05/23/2024 09:06 AM**
WEDGEWOOD, LLC
SHAWNYNE GARRIN, RECORDER

A.P.N.: 1420-08-313-001

RECORDING REQUESTED BY:
Redwood Holdings, LLC
AND WHEN RECORDED TO:
Redwood Holdings, LLC
2015 Manhattan Beach Boulevard, Suite 100
Redondo Beach, CA 90278

Forward Tax Statements to Address Above

T.S. # 23-65072
Order #: 8784679

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$ 1,942.20
The Grantee Herein **WAS NOT** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$252,703.15
The Amount Paid by the Grantee was \$498,000.00
Said Property is in the City of **MINDEN**, County of **Douglas**

SABLES, LLC, a Nevada limited liability company, 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

Redwood Holdings, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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 35, IN BLOCK C, AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 5, 2000, IN BOOK 0600, PAGE 880, AS DOCUMENT NO. 493409, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 470, AS DOCUMENT NO. 502691 AND RECORDED FEBRUARY 19, 2003, IN BOOK 203, PAGE 7315, AS DOCUMENT NO. 567498 OF OFFICIAL RECORDS.

Property Address: 1058 CHIP CT., MINDEN, NEVADA 89423

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RAYMOND P WHITE, A SINGLE PERSON** as Trustor, dated 10/8/2016 of the 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 10/11/2016, as Instrument No. 2016-888881, of official records.

TRUSTEE'S DEED UPON SALE

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Trustee 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statutes 107.080.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default 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 5/15/2024. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ 498,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, SABLES, LLC, a Nevada limited liability company, as Trustee, has this day, caused its name to be hereunto affixed.

Date: 5/21/2024

SABLES, LLC, a Nevada limited liability company

Geoffrey Neal, Trustee Sale Officer

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 ORANGE

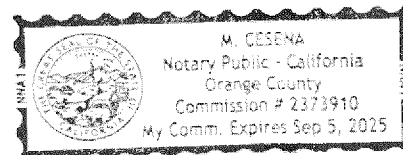
On 5/21/2024 before me, the undersigned, M. Cesena, Notary Public, personally appeared Geoffrey Neal who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Signature M. Cesena (Seal)

M. Cesena, Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 - a. 1420-08-313-001
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:

<table border="0"> <tr><td><input type="checkbox"/></td><td>Vacant Land</td></tr> <tr><td><input type="checkbox"/></td><td>Condo/Twnhse</td></tr> <tr><td><input type="checkbox"/></td><td>Apt. Bldg</td></tr> <tr><td><input type="checkbox"/></td><td>Agricultural</td></tr> <tr><td><input type="checkbox"/></td><td>Other</td></tr> </table>	<input type="checkbox"/>	Vacant Land	<input type="checkbox"/>	Condo/Twnhse	<input type="checkbox"/>	Apt. Bldg	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Other	<table border="0"> <tr><td><input checked="" type="checkbox"/></td><td>Single Fam. Res.</td></tr> <tr><td><input type="checkbox"/></td><td>2-4 Plex</td></tr> <tr><td><input type="checkbox"/></td><td>Comm'l/Ind'l</td></tr> <tr><td><input type="checkbox"/></td><td>Mobile Home</td></tr> </table>	<input checked="" type="checkbox"/>	Single Fam. Res.	<input type="checkbox"/>	2-4 Plex	<input type="checkbox"/>	Comm'l/Ind'l	<input type="checkbox"/>	Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property	\$	<u>498,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value:	\$	<u>498,000.00</u>
d. Real Property Transfer Tax Due	\$	<u>1,942.20</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: 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  Capacity: Executive Vice President

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: SABLES LLC
 Address: 9435 West Russell Road # 120
 City: Las Vegas
 State: NV Zip: 89148

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Redwood Holdings, LLC
 Address: 2320 Potosi Street #130
 City: Las Vegas
 State: NV Zip: 89146

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

Print Name: <u>Gia Hercules</u>	Escrow # _____
Address: <u>2015 Manhattan Beach Blvd</u>	
City: <u>Redondo Beach</u>	State: <u>CA</u> Zip: <u>90278</u>