DOUGLAS COUNTY, NV

RPTT:\$1599.00 Rec:\$40.00 Total:\$1,639.00

00 **2024-1012293** 09/17/2024 08:26 AM

DAVID LANZA

P**as**=3

A.P.N.: 1420-07-715-020

RECORDING REQUESTED BY:

WHEN RECORDED TO:
DAVID LANZA, trustee of THE DAVID LANZA LIVING TRUST
887 Vista Park Drive
Carson City, NV 89705

00186400202410122930030034

SHAWNYNE GARREN, RECORDER

Forward Tax Statements to Address Above

T.S. # 23-66635

Order #: 2939130

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

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

DAVID LANZA, trustee of THE DAVID LANZA LIVING TRUST

(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 2 IN BLOCK S AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 6A & 8A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, IN BOOK 595, PAGE 2588, AS DOCUMENT NO. 362268 AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 17, 1995, IN BOOK 895, AT PAGE 816, AS DOCUMENT NO. 367680.

Property Address: 972 SUNVIEW DRIVE, CARSON CITY, NEVADA 89705

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DOROTHY JOAN MURRAY AND LLOYD K MURRAY**, **WIFE AND HUSBAND** as Trustor, dated 11/17/2009 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 11/20/2009, as Instrument No. 754315, in Book 1109, Page 4934, of official records.

TRUSTEE'S DEED UPON SALE

T.S. #: **23-66635** Order #: **2939130**

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 prepaid 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 9/04/2024. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$410,000.00, 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: 9/12/2024 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 9/12/2024 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, Notary Public

(Seal)

M. CESENA

lotary Public - California Orange County Commission # 2373910 Comm. Expires Sep 5, 2025

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 1420-07-715-020 c) d) 2. Type of Property: b) |> Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY a) Vacant Land 2-4 Plex Condo/Twnhse d) c) Apt. Bldg Comm'l/Ind'l Date of Recording: e) f) Agricultural h) g) Mo Home Notes: Other 3. a. Total Value/Sales Price of Property \$410,000.00 b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: \$410,000.00 d. Real Property Transfer Tax Due \$ 1599.00 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 DAVID LAWA Capacity AGENT TRUSTEE Signature____ Capacity AGENT SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REQUIRED) Print Name: DAVID LANZA, trustee of THE Print Name: Sables, LLC DAVID LANZA LIVING TRUST Address: 9435 West Russell Road, Suite 120, Address: 887 Vista Park Drive Las Vegas, NV 89148 Carson City, NV 89705 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Escrow #: Address: State: Zip: City:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED