

EUREKA COUNTY, NV
LAND-TDD
RPTT:\$569.40 Rec:\$37.00
Total:\$606.40

2022-248780
09/22/2022 04:22 PM
Pgs=4

PASION TITLE SERVICES INC



00016531202202487800040048

KATHERINE J. BOWLING, CLERK RECORDER

TRUSTEE'S DEED UPON SALE

Trustee Sale No. NV06000005-21-1-FT

Title Order No. 1918375

ACCOMMODATION

RECORDING COVER PAGE

APN 002-054-14

RECORDING REQUESTED BY:

Mortgage Connect, LP

**WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:**

**U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP
Trust, Series 2021 Cottage-TT-V
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618**

This page provides additional information required by NRS 111.312 Sections 1-2.

TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$145,908.35**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$145,908.35**
- 4) The documentary transfer tax is: **\$569.40**
- 5) Said property is in the city of: CRESCENT VALLEY


and **MTC Financial Inc. dba Trustee Corps**, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to **U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V**, herein called "Grantee", the real property in the County of Eureka, State of Nevada, described as follows: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated February 13, 2013, made to MICHAEL P HARTER, A SINGLE MAN and recorded on February 20, 2013, as Instrument No. 223800, in Book 0547, on Page 0266, of official records in the Office of the Recorder of Eureka County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **August 4, 2022** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$145,908.35** in lawful money of the United States, which has been paid, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said public auction.

Dated: 8/24/2022

MTC Financial Inc. dba Trustee Corps


By: Amy Lemus, Authorized Signatory

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.

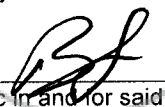
State of CALIFORNIA
County of ORANGE

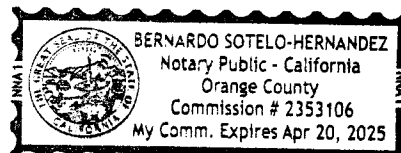
Bernardo Sotelo-Hernandez

On 8-24-22 before me, _____, a notary public personally appeared AMY LEMUS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public in and for said County and State



Trustee Sale No. NV06000005-21-1-FT

Title Order No. 1918375

EXHIBIT "A"

LOTS 21 AND 22, BLOCK 31, OF CRESCENT VALLEY RANCH & FARM UNIT NO. 1, ACCORDING
TOT THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34081

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 002-054-14
- 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 RECORDER'S OPTIONAL USE ONLY

Book:

Page:

Date of Recording:

Notes:

3. a. Total Value/Sales Price of Property

\$ 145,908.35

b. Deed in Lieu of Foreclosure Only (value of property)

(

c. Transfer Tax Value:

\$ 145,908.35

d. Real Property Transfer Tax Due

\$ 569.40.

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: Grantor

Signature

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MTC Financial Inc. dba Trustee Corps

Address: 3571 Red Rock St., Ste B

City: Las Vegas

State: NV Zip: 89103

Print Name: LLC

Address: 15480 Laguna Canyon Road, Suite 100

City: Irvine

State: CA Zip: 92618

U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V
c/o Rushmore Loan Management Services, LLC

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

Print Name: Mortgage Connect, LP

Escrow # 1918375

Address: 2850 S. Red Hill, Suite 220

City: Santa Ana

State: CA

Zip: 92705