

LINCOLN COUNTY, NV

**2023-165434**

\$427.00

RPTT:\$390.00 Rec:\$37.00

**07/12/2023 11:00 AM**

WEDGEWOOD, LLC

Pgs=2 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN No.: 003-171-05  
Recording Requested by:  
Champery Real Estate 2015, LLC  
When Recorded Mail to:  
Champery Real Estate 2015, LLC  
2320 S Potosi St #130  
Las Vegas, NV 89146

Forward tax statements to the address given above

TS No.: NV-22-939877-SH  
Order No.: 220402370-NV-VOI

Space above this line for recorders use only

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

## Trustee's Deed Upon Sale

Transfer Tax:

The undersigned grantor declares:  
The grantee herein WASN'T the foreclosing beneficiary.  
The amount of the unpaid debt together with costs was: **\$99,603.51**  
The amount paid by the grantee at the trustee sale was: **\$99,603.52**  
The documentary transfer tax is: **\$390.00**  
Said property is in the City of: **CALIENTE**, County of **LINCOLN**

**QUALITY LOAN SERVICE CORPORATION**, 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

**Champery Real Estate 2015, LLC**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right 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 **LINCOLN**, State of Nevada, described as follows:

**LOT 24 AND THE WEST 10 FEET OF LOT 25 OF AMENDED PLAT OF ROWAN SUBDIVISION AS SHOWN BY MAP THEREOF RECORDED DECEMBER 11, 1969 IN PLAT BOOK A, PAGE 78, AS FILE NO. 48575 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **CHRISTOPHER D. MILLER, APRIL L. MILLER**, as trustor, dated **9/13/2006**, and recorded on **9/22/2006** as Instrument No. 127469, Book 223, Page 92 of Official Records in the office of the Recorder of **LINCOLN**, 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 12/28/2022, instrument no 2022-163574, Book , Page , of Official records. The Trustee of record at the relevant time 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 Default 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 mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach 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 6/30/2023. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$99,603.52, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
TS No.: NV-22-939877-SH

Date:

7/7/2023

QUALITY LOAN SERVICE CORPORATION



By: Lilia Quintana, Assistant Secretary

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: San Diego

On JUL 07 2023 before me, A. Pilgram a notary public, personally appeared Lilia Quintana 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.

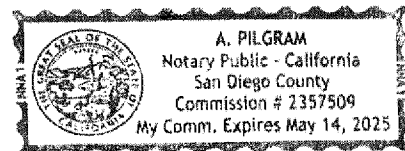
I certify under *PENALTY OF PERJURY* under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

A. Pilgram  
Signature

A. Pilgram



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-171-05  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input 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        |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 99,603.52  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 99,603.52  
 d. Real Property Transfer Tax Due \$ 390.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity: Representative

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

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

Print Name: Quality Loan Service Corp.  
 Address: 2763 Camino Del Rio S  
 City: San Diego  
 State: CA Zip: 92108

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

Print Name: Champery Real Estate 2015, 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: Wedgewood  
 Address: 2015 Manhattan Beach Blvd  
 City: Redondo Beach

Escrow # \_\_\_\_\_  
 State: CA Zip: 90278