

Inst #: 20230825-0001044

Fees: \$42.00

RPTT: \$10202.55 Ex #:

08/25/2023 12:15:01 PM

Receipt #: 5374551

Requestor:

Nevada Trust Deed Service

Recorded By: RNS Pgs: 4

**Debbie Conway**

**CLARK COUNTY RECORDER**

Src: ERECORD

Ofc: ERECORD

APN: 125-18-401-042

R.P.T.T.: \$10,202.55

RETURN/MAIL TAX STATEMENTS TO:

Gold Rose 5554, LLC

c/o Ignite Funding

6700 Via Austi Parkway, Suite 300

Las Vegas, NV 89119

## TRUSTEE'S DEED UPON SALE

FILE NO. 23-02-007-FCL

THIS INDENTURE, made August 15, 2023 between NEVADA TRUST DEED SERVICES, as Trustee as hereinafter stated, herein called Trustee under the Deed of Trust (the "Deed of Trust") (as defined below), and

Gold Rose 5554, LLC, herein called Grantee

### WITNESSETH:

WHEREAS, Gold Rose Group, LLC, a Nevada Limited Liability Company, by Deed of Trust recorded on August 5, 2022, as Instrument No. 20220805-0001094, in the Office of the County Recorder of CLARK County, State of Nevada as modified or amended, if applicable (the "Deed of Trust"), did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain obligation and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, pursuant to that certain Substitution of Trustee recorded April 4, 2023 as Instrument No. 20230404-0000202, of Official Records, Beneficiary did substitute in place and stead of Original or Successor Trustee, NEVADA TRUST DEED SERVICES,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Breach and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and,

WHEREAS, the Beneficiary or holder of said obligation did execute and deliver to the Trustee written Declaration of Default and Demand for Sale and thereafter there was filed for record on April 4, 2023 in the Office of the County Recorder of Clark County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which said Notice was recorded as Instrument No. 20230404-0000203, in the Office of the County Recorder of CLARK County, Nevada; and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published three (3) times, once each week for three (3) consecutive weeks, before the date of sale therein fixed in a newspaper of general circulation in the county and state in which the premises to be sold are

situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on August 15, 2023, at the hour of 09:30 AM of said day, at the front entrance to Nevada Legal News, 930 S. Fourth Street, Las Vegas, NV 89101, County of Clark, State of Nevada; and,

WHEREAS, a similar copy of said Notice of Sale was posted in a public place in the county where the property is situated twenty (20) days successively before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statutes, and with the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), said Trustee, at such time and place did then and there at public auction sell the property hereinafter described to said Grantee for the sum of TWO MILLION FOUR (\$2,000,004.00) dollars, in partial satisfaction of the indebtedness secured by said Deed of Trust, said Grantee being the highest and best bidder therefore. There may be a deficiency of the proceeds of the sale and a balance remaining due to the Beneficiary of said Deed of Trust, and said Beneficiary reserves all rights with respect to such deficiency and remaining balance, including, without limitation, all rights under NRS 40.451 thru 40.459.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee, the receipt of which is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto said Grantee all right, title and interest under said Deed of Trust in that certain property situated in the County of Clark, State of Nevada, described as follows:

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER. (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. AND M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP IN BOOK 127, PAGE 11, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof. All special declarant's rights (if applicable) now held by Trustor and any and all other declarant's rights encumbered by the Deed of Trust and now held by Trustor, if applicable.

In addition, all personal property and rights described in the Deed of Trust in which the Beneficiary was granted a lien and security interest (including, without limitation, goods, materials, supplies, fixtures, equipment, machinery, furniture and furnishings; income, receipts, revenues, rents, issues and profits of the above described real property; and documents, instruments, agreements, permits, licenses, claims, causes of action, books, records, and files related to the above described real property).

IN WITNESS WHEREOF said Nevada Trust Deed Services, as duly appointed Trustee, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its Manager.

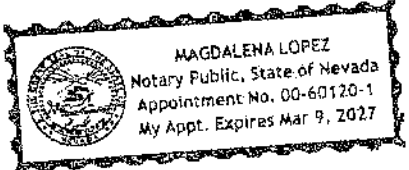
Nevada Trust Deed Services

By: Michael F. Bohn  
Michael F. Bohn, Manager

STATE OF NEVADA  
COUNTY OF CLARK

This instrument was acknowledged before me on 8/15/23 by Michael F. Bohn, Manager of Nevada Trust Deed Services, whose name is subscribed to the above instrument and acknowledged that he executed it.

Signature Margdalena Lopez  
(Notary Public)



**State of Nevada  
Declaration of Value Form**

1. Assessor Parcel Number(s)  
 a) 125-18-401-042  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Sgl. Fam. Residence  
 c.  Condo/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg.        f.  Comm/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other: \_\_\_\_\_

|   |             |
|---|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

3. a. Total Value/Sale Price of Property: \$2,000,004.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$0.00  
 c. Transfer Tax Value: \$2,000,004.00  
 d. Real Property Transfer Tax Due: \$10,202.55

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section:  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Michelle D. Davis Capacity: TRUSTEE SALE OFFICER  
 Signature: \_\_\_\_\_ Capacity: Foreclosing Beneficiary

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

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

|   |   |
|---|---|
| Print Name: <u>Nevada Trust Deed Services</u>   | Print Name: <u>Gold Rose 5554, LLC</u>                                    |
| Address: <u>10161 Park Run Drive, Suite 150</u> | Address: <u>c/o Ignite Funding<br/>6700 Via Austri Parkway, Suite 300</u> |
| City: <u>Las Vegas</u>                          | City: <u>Las Vegas</u>  |
| State: <u>NV</u> Zip: <u>89145</u>              | State: <u>NV</u> Zip: <u>89119</u>  |

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

Print Name: Nevada Trust Deed Services      File #: 23-02-007-FCL  
 Address: 10161 Park Run Drive, Suite 150  
 City: Las Vegas      State: NV      Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)