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RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

✓ LAKE VILLAGE DRIVE VENTURE
22538 MISSION BLVD.
HAYWARD, CA 94541
ATTN: JOHN SHIELLS

REQUESTED BY
John Shiells
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 APR -9 AM 11:38

WERNER CHRISTEN
RECORDER

\$150 PAID *PC* DEPUTY

Space above this line for Recorder's use

A.P.N. 1318-23-213-034

Title Order No. 3231511 Trustee Sale No. 501365 Loan No. 0020790036

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$ 183,508.17
- 3) The amount paid by the grantee at the trustee sale was \$ 300,100.00
- 4) The documentary transfer tax is ~~\$4,170.39~~ 1171.95
- 5) Said property is in ZEPHYR COVE

and **CALIFORNIA RECONVEYANCE COMPANY** (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **LAKE VILLAGE DRIVE VENTURE** (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, described as follows:

Lot 42A, as shown on the map of LAKE VILLAGE UNIT NO. 2-D, filed in the Office of the County Recorder on June 5, 1972, as Document No. 59803, Official Records of Douglas County, State of Nevada.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 02/15/2000 and executed by THOMAS M. GUNDERSON AND CATHERINE A. GUNDERSON, HUSBAND AND WIFE AS COMMUNITY PROPERTY as Trustor, and Recorded 02/17/2000, Book 0200, Page 2743, Instrument 0486473 of Official Records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 03/24/2004. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$300,100.00 in lawful money of the United States, or by credit bid if the

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Title Order No. 3231511 Trustee Sale No. 501365 Loan No. 0020790036

Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 4/2/04

CALIFORNIA RECONVEYANCE COMPANY , as Trustee




Huey-Jen Chiu, Assistant Vice President

State of California
County of Los Angeles

On 4/2/04 before me, Sierrie Herradura, a Notary Public in and for said county, personally appeared Huey-Jen Chiu, personally known to me (or 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.

Witness my hand and official seal.



Notary Public in and for said County and State



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