

OFFICIAL RECORD

Requested By:

PETER G MCALLESTER

RECORDING REQUESTED BY:

The Cooper Christensen Law Firm, LLP

AND WHEN RECORDED MAIL TO:

✓ Peter McAllester
3689 Bozeman Drive
Reno, NV 89511

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0405 PG- 2549 RPTT: 1989.00



Forward Tax Statements to
the address given above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 0004636899
T.S. NO.: 04-04-1143
TITLE ORDER # 2268969

TRUSTEE'S DEED UPON SALE

A.P.N.: 1318-26-510-005 TRANSFER TAX: \$ 351.90

The Grantee Herein Was Not The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$69,010.55

The Amount Paid By The Grantee Was \$510,000.00

Said Property Is In The City of Stateline, County of Douglas

The Cooper Christensen Law Firm, LLP, 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

PETER GLENN MCALLESTER as a single man

(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 Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Catherine Anne Barr and Fred Barr and Jean F. Barr as Trustor, dated February 21, 1984 of the Official Records in the office of the Recorder of Douglas County, 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 March 6, 1984, instrument number 097753 (or Book 384, Page 368-374) of Official records. The Trustee has 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 mail, postage pre-paid, to each person entitled to notice in compliance with Nevada Civil Code 107.050.

TRUSTEE'S DEED UPON SALE

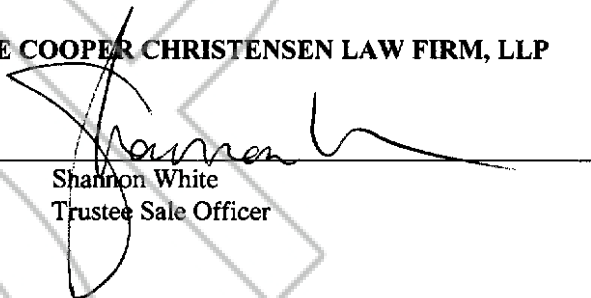
Trustee's Deed
LOAN #: 0004636899
T.S. NO.: 04-04-1143
TITLE ORDER # 2268969

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 **March 31, 2005**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$510,000.00**, 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.

In witness thereof, The Cooper Christensen Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **March 31, 2005**


THE COOPER CHRISTENSEN LAW FIRM, LLP

By: 
Shannon White
Trustee Sale Officer

State of Nevada } SS.
County of Clark }

On March 31, 2005 before me, the undersigned, SinDee Knutson, Notary Public, personally appeared Shannon White 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.

Signature  (Seal)
SinDee Knutson

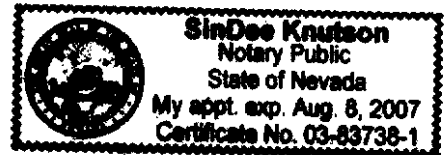


EXHIBIT "A"

LOT 6, BLOCK D, AS SHOWN ON THE MAP OF KINGSBURY MEADOWS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 5, 1955.

ALSO A PORTION OF LOT 7, BLOCK D OF SAID KINGSBURY MEADOWS SUBDIVISION, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, THENCE N 89 DEGREES 14'24" W. ALONG THE SOUTH BOUNDARY, A DISTANCE OF 218.30 FEET TO THE SOUTHWEST CORNER THENCE N 89 DEGREES 11'10" E., A DISTANCE OF 218.28 FEET TO A POINT; THENCE S 0 DEGREES 11'24"E., A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF SAID LOT 7, BLOCK D, KINGSBURY MEADOWS, AS DESCRIBED IN THAT DOCUMENT RECORDED OCTOBER 30, 1973, IN BOOK 1072 OF OFFICIAL RECORDS, AT PAGE 517, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 62416.

