

OFFICIAL RECORD

Requested By:

WILLIAM & KAREN BIRK

WHEN RECORDED MAIL TO

✓ KAREN T. BIRK, WILLIAM R. BIRK,
WILLIAM R. BIRK AND WAYNE E. BIRK
2561 WOODCREST LANE
CARSON, NV 89701-5334
Carson City

MAIL TAX STATEMENTS TO
SAME AS ABOVE

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0807 PG-00877 RPTT: 518.70



Space above this line for recorder's use only

A.P.N. 1219-15-001-109

Title Order No. 6670955 Trustee Sale No. 106449NV Loan No. 0003676095

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 \$268,984.32
- 3) The amount paid by the grantee at the trustee sale was \$268,985.32
- 4) The documentary transfer tax is \$1,049.10
- 5) Said property is in GARDNERVILLE

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 KAREN T. AND WILLIAM R. BIRK, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS TO A 50% INTEREST AND WILLIAM R. BIRK A MARRIED MAN AND WAYNE E. BIRK A SINGLE MAN AS THEIR SOLE AND SEPARATE PROPERTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS TO A 50% INTEREST (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 19, AS SHOWN ON THE OFFICIAL MAP OF SHERIDAN ACRES UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 8, 1966, IN BOOK 41, PAGE 192, AS DOCUMENT NO. 32486.**

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 07/17/2003 and executed by JEFFREY ANDERSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustor, and Recorded 07/25/2003, Book 0703, Page 12617, Instrument 0584420 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 07/18/2007. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$268,985.32 in lawful money of the United States, or by credit bid if the 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: 7/31/07

CALIFORNIA RECONVEYANCE COMPANY, as Trustee


Karime Arias, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 7/31/07 before me, FRED RESTREPO, "Notary Public" personally appeared KARIME ARIAS, personally known to me (or proved to me on the basis of satisfactory evidence) to be ther 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 Fred Restrepo (Seal)

