

DOC # 0720459  
03/28/2008 11:49 AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
WESTERN TITLE INC CARSON

APN#: 1419-27-610-010

**Recording Requested By:**  
Western Title Company, Inc.

**Escrow No.:** 017591-LMS  
RPTTS: 0.00 #3 (Re-recording)

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0308 PG- 6712 RPIT: # 3



**When Recorded Mail To:**  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd.,  
5th Floor  
Coral Gables, FL 33146  
ERIK READER

**Mail Tax Statements to: (deeds only)**  
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

Ashley Busse

Title Agent

**Trustee's Deed Upon Sale**

**\*\*This Document is Being Re-recorded to Correct the Chain of Title\*\***

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

DOC # 719866  
03/19/2008 10:31AM Deputy GB  
OFFICIAL RECORD  
Requested By:  
WESTERN TITLE INC CARSON  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-308 PG-6713 RPTT: 1,372.80

APN# : 1419-27-610-010

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 017591-LMS  
**RPTTS:** \$1,372.80

**When Recorded Mail To:**  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd.,  
5th Floor  
Coral Gables, FL 33146  
ERIK READER

**Mail Tax Statements to: (deeds only)**  
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature** \_\_\_\_\_  
*Ashley Busse*  
**Ashley Busse** **Title Agent**

\_\_\_\_\_  
**Trustee's Deed Upon Sale**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

RECORDING REQUESTED BY:  
SPECIALIZED INC.

AND WHEN RECORDED TO:  
**Bayview Loan Servicing, LLC**  
4425 Ponce De Leon Blvd. 5th Floor  
Coral Gables, Florida 33146  
**ERIK READER**  
Forward Tax Statements to the address given above

A.P.N.: 1419-27-610-010  
TS # 07-79679NV  
Loan #: 0000340233  
Investor #:  
Order #: 3459845

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TRUSTEE'S DEED UPON SALE

A.P.N.: 1419-27-610-010  
TRANSFER TAX: \$1,785.00  
The Grantee Herein WAS The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$351,909.30  
The Amount Paid By The Grantee Was  
Said Property Is In The City Of **GENOA**, County of **Douglas**

**SPECIALIZED INC.**, 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

### **IB PROPERTY HOLDINGS, 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 **Douglas**, State of Nevada, described as follows:

See Attached Exhibit A

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KAREN ROBERTS TRUSTEE OF THE KAREN ROBERTS REVOCABLE TRUST DATED 7/7/98** as Trustor, dated 1/28/2005 of the Official Records in the office of the Recorder of **Douglas**, 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 2/28/2005, instrument number 0637759 Book 0205, Page 10418 of Official records. Trustee 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 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050



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PG-6714



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# TRUSTEE'S DEED UPON SALE

TS#: 07-79679NV  
Loan #: 0000340233  
Order #: 3459845

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 2/8/2008. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ , in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, SPECIALIZED INC., as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 2/8/2008

Specialized, Inc., Trustee

  
Veronica Lopez, Foreclosure Specialist

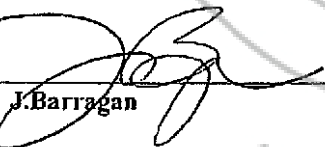
State of California ) ss  
County of Orange )

On 3/18/2008 before me, the undersigned, J.Barragan Notary Public, personally appeared Veronica Lopez 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.

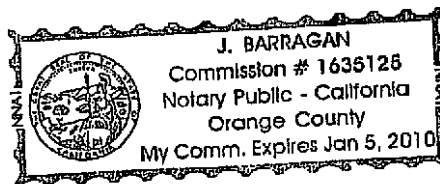
I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

  
J. Barragan

(Seal)



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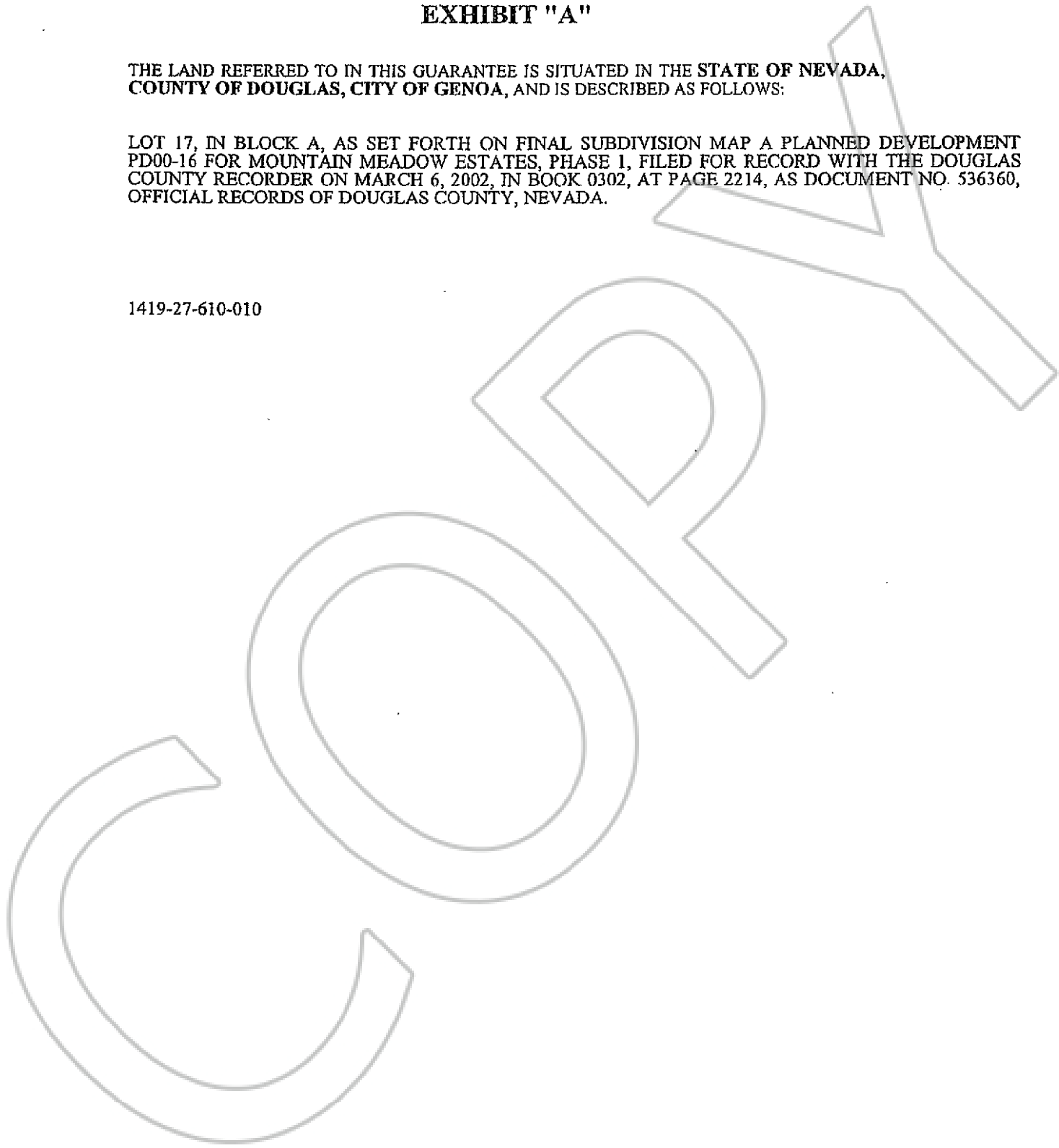
BK-308  
PG-4054

**EXHIBIT "A"**

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS, CITY OF GENOA, AND IS DESCRIBED AS FOLLOWS:

LOT 17, IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP A PLANNED DEVELOPMENT  
PD00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1, FILED FOR RECORD WITH THE DOUGLAS  
COUNTY RECORDER ON MARCH 6, 2002, IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360,  
OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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