

OFFICIAL RECORD
Requested By:
STEWART TITLE

WHEN RECORDED MAIL TO
California Reconveyance Company
PO Box 6200
Northridge, CA 91328-6200

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0708 PG- 5721 RPTT: 1727.70



MAIL TAX STATEMENTS TO
Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop: JAXB2007

100607470

Space above this line for recorder's use only

A.P.N. 1220-01-002-020
Title Order No. W860337 Trustee Sale No. 124856NV Loan No. 0690243118

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$443,819.66
- 3) The amount paid by the grantee at the trustee sale was \$442,737.86
- 4) The documentary transfer tax is \$1727.70
- 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 WASHINGTON MUTUAL BANK, FA (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: PARCEL NO. 1: A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION 1, BEARS NORTH 89°50'20" WEST, 704.43 FEET; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 89°50'20" EAST, 254.13 FEET; THENCE NORTH 00°00'40" EAST 359.00 FEET; THENCE NORTH 89°50'20" WEST, 254.13 FEET; THENCE SOUTH 00°00'40" WEST, 359.00 FEET TO THE POINT OF BEGINNING. PARCEL NO. 2: TOGETHER WITH AN EASEMENT FOR A ROAD LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., KNOWN AS SHEEP CAMP ROAD, 50 FEET WIDE, BEING 25 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF FISH SPRINGS ROAD FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION 21 BEARS SOUTH 43°43'13" WEST, 532.59 FEET; THENCE RUNNING SOUTH 89°50'20" EAST, 957.46 FEET TO THE EAST BOUNDARY OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M. PER N.R.S. 111.312, THESE LEGAL DESCRIPTIONS WERE PREVIOUSLY RECORDED ON JANUARY 6, 1998, IN BOOK 198, PAGE 0370 NA D 0371, AS DOCUMENT NO. 0429782.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03/09/2005 and executed by JAMES LOUIS CORBETT III AND LYNEANNE CORBETT, HUSBAND AND WIFE, AS JOINTAs Trustor, and Recorded 03/15/2005, Book , Page , Instrument 0639110, and Re-recorded on 03/22/2005, Book , Page , Instrument 0639761 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 07/02/2008.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$442,737.86 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: 7/11/08

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



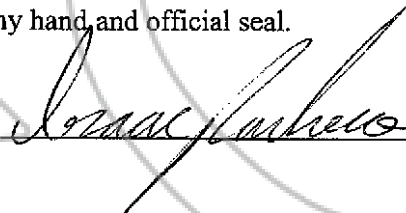
KARIME ARIAS, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 7/11/08 before me, ISAAC PACHECO, "Notary Public" personally appeared KARIME ARIAS, 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 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  (Seal)



THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF NEVADA, WESTERN DIVISION

