

A. P. No. 1320-04-001-004
No. 17890

R.P.T.T. \$ 3,705.00

When recorded mail to:

c/o Z Loan Servicing
PO Box 11832
Zephyr Cove, NV 89448

Mail tax statements to:

Same As Above

DOC # 730697
09/26/2008 03:38PM Deputy: GB
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-908 PG-5914 RPTT: 3,705.00



**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

X Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

-OR-

The undersigned, hereby affirm(s) that this document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by the following: _____.

Signature

JOY M. TAGHIOF
Print Signature

Agent WESTERN TITLE CO.

Title FORECLOSURE OFFICER

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on September 18, 2008, by and between WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as Trustee, party of the first part, and JOHN A. SCHOPF, JR., a married man, as to an undivided 13.50% interest, whose address is: PO Box 12090, Zephyr Cove, NV 89448, and RGG ENTERPRISES LIMITED PARTNERSHIP, a Nevada limited partnership, as to an undivided 86.50% interest, whose address is: 3616 Orangerie Way, Carmichael, CA 95608, parties of the second part.

W I T N E S S E T H :

WHEREAS, JON G. SANCHEZ and CHERYL SANCHEZ, husband and wife, executed a Promissory Note payable to the order of JOHN A. SCHOPF, JR., a married man, as to an undivided 13.50% interest, and Z LOAN & INVESTMENT, LLC, as to an undivided 86.50% interest, in the principal sum of \$925,000.00, and bearing interest, and as security for the payment of said Promissory Note said JON G. SANCHEZ and CHERYL SANCHEZ, husband and wife, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee for JOHN A. SCHOPF, JR., a married man, as to an undivided 13.50% interest, and Z LOAN & INVESTMENT, LLC, as to an undivided 86.50% interest, Beneficiary, which Deed of Trust was dated September 15, 2005, and was recorded September 20, 2005, as Document No. 655541, Official Records, Douglas County, Nevada; and

WHEREAS, the beneficial interest of Z LOAN & INVESTMENT, LLC, consisting of an undivided 86.50% interest in said Deed of Trust was assigned to RGG ENTERPRISES LIMITED PARTNERSHIP, as evidenced by that certain Assignment of Promissory Note and Assignment of Deed of Trust dated September 21, 2005, and recorded September 21, 2005, as Document No. 0655624, Official Records, Douglas County, Nevada; and

WHEREAS, WESTERN TITLE COMPANY, INC., a Nevada corporation, was substituted as Trustee in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, by document recorded March 24, 2008, as Document No. 720106, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of principal and interest due on December 31, 2007, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, by direction of JOHN A. SCHOPF, JR., a married man, and RGG ENTERPRISES LIMITED PARTNERSHIP, WESTERN TITLE COMPANY, INC. executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded May 15, 2008, as Document No. 723457, Official Records, Douglas County, Nevada; and



WHEREAS, on May 16, 2008, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice including the Internal Revenue Service; and

WHEREAS, by direction of JOHN A. SCHOPF, JR., a married man, and RGG ENTERPRISES LIMITED PARTNERSHIP, WESTERN TITLE COMPANY, INC., the said WESTERN TITLE COMPANY, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 18th day of September, 2008, at the hour of 11:00 o'clock A.M., sell at the entrance to the Douglas County Courthouse, located at 1625 8th Street, in Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded August 22, 2008, as Document No. 728844, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record-Courier in its issues dated August 24, 2008, August 31, 2008, and September 7, 2008, and said Notice of Sale was posted in three public places, namely, at the Douglas County Administration Building, the Douglas County Clerk, Douglas County Courthouse, in Minden, Nevada, on August 21, 2008; and

WHEREAS, on August 20, 2008, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice and a copy of the Notice of Sale, Promissory Note, Deed of Trust, and Trustee's Sale Guaranty with further information was mailed by Federal Express standard overnight to the Internal Revenue Service; and

WHEREAS, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, is the successor in interest to WESTERN TITLE COMPANY, INC.; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00) for said property, and said sum was the highest and best bid; and



WHEREAS, at the time of said sale, said property was subject to a United States Federal Lien recorded January 7, 2008, as Document No. 715705, Official Records, Douglas County, Nevada; and

NOW, THEREFORE, for and in consideration of the said sum of \$950,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the parties of the second part, and to their heirs, successors and assigns, all that certain real property situate in the City of Minden, County of Douglas, State of Nevada, that is described as follows:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in Block B of the Carson Valley Business Park Phase 1, recorded on September 21, 1993, in Book 993, Page 3579, as Document No. 318019 of the Official Records of said Douglas County, said point being on the Northeasterly right-of-way line of Business Parkway; thence Northwesterly along said right-of-way North 49 degrees 51'44" West, 231.38 feet; thence North 40 degrees 08'16" East, 360.00 feet; thence South 49 degrees 51'44" East, 231.38 feet; thence South 40 degrees 08'16" West, 360.00 feet to the point of beginning.

Said land is also known as being Lot 5 in Block B as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the office of the Douglas County Recorder, State of Nevada, on September 21, 1993, in Book 993, Page 3579, as Document No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995, in Book 995, Page 42, as Document No. 369679, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 27, 1996, in Book 396, Page 4413, as Document No. 384163 of Official Records.



TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs, successors and assigns.

The above described property is affected by a United States Federal Tax Lien in the amount of \$111,051.44, plus statutory interest and penalties thereon, and is subject to the statutory right of the United States of America to redeem the property from any purchaser at sale. Reference is made to Section 2410, Title 28, of the United Sates Code for further particulars concerning the redemption rights of the United States of America.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.


WESTERN TITLE COMPANY, LLC

By: 

JOY M. TAGHIOF
FORECLOSURE OFFICER

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 9-26, 2008, by Joy M. Taghiof as FORECLOSURE OFFICER of WESTERN TITLE COMPANY, LLC.


Notary Public

