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05/08/2009 01:47 PM Deputy: KE

OFFICIAL RECORD

Requested By:

**NATIONAL REAL ESTATE
SERVICES**

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0509 PG- 1832 RPTT: 1840.80



WHEN RECORDED MAIL TO:

*National Real Estate Services
1692 County Rd. Ste. B
Minden, NV 89423*

MAIL TAX STATEMENTS TO:

same

Space above this line for Recorder's use only

NEVADA

TITLE ORDER NO.: 3945126

TS NO.: 20089019206684

LOAN TYPE: Conventional

TRUSTEE'S DEED UPON SALE

A.P.N. NO.: 1220-17-401-008

The undersigned grantor declares under penalty of perjury:

- 1) The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$ 832,345.53
- 3) The amount paid by the grantee at the trustee sale was..... \$ 471,734.00
- 4) The documentary transfer tax is.....~~\$0.00~~ *1840.80
- 5) Said property is **INCORPORATED**

and **FIRST AMERICAN LOANSTAR TRUSTEE SERVICES**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

NATIONAL REAL ESTATE SERVICES

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERREIN FOR ALL PURPOSES.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/11/2005 and executed by,

**DENNIS M HOPE
TERESA D HOPE**

as Trustor, and recorded 11/18/2005 as **Instrument No. 0661048, in Book 1105, Page 8310**, of Official Records of **DOUGLAS** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

TITLE ORDER NO.: 3945126

TS NO.: 20089019206684
LOAN TYPE: Conventional

TRUSTEE'S DEED UPON SALE

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorded of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on **4/22/2009** at the place named in the Notice of Sale, in the County of **DOUGLAS**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of **\$471,734.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **April 24, 2009**

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES


BY: 

MICHAEL GONZALEZ, Trustee Officer

State of **TEXAS** } §
County of **TARRANT** }

Before me, **FIDENCIO LOZOYA**, on this day personally appeared **MICHAEL GONZALEZ** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office 24 day of April, A.D. 2009

Signature 

FIDENCIO LOZOYA

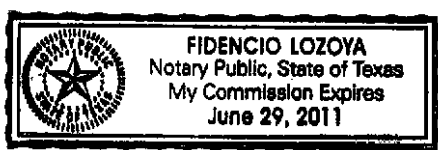


EXHIBIT A

20089019206684

LEGAL DESCRIPTION:

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

PARCEL 1

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, TIERRA LINDA ESTATES SUBDIVISION, AS RECORDED,

THENCE SOUTH 0° 23'30" EAST ALONG THE WEST SIDE OF THE SAID TIERRA LINDA ESTATES SUBDIVISION, A DISTANCE OF 815.68 FEET;

THENCE SOUTH 89° 52'30" WEST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89° 52'30" WEST, A DISTANCE OF 425.39 FEET TO A POINT;

THENCE NORTH 0° 22'28" WEST, A DISTANCE OF 379.90 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO JERRY WHITESIDE, ET UX, IN DEED RECORDED OCTOBER 7, 1971, IN BOOK 92, PAGE 184, DOCUMENT NO. 54835, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE SOUTH 88° 11'45" EAST, A DISTANCE OF 428.65 FEET TO A POINT, WHICH IS THE SOUTHEAST CORNER OF THE WHITESIDE PARCEL;

THENCE SOUTH 3° 29'20" WEST, A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE SOUTH 0° 23'30" EAST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

TOGETHER WITH AN APPURTENANT NON-EXCLUSIVE RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING EASTERLY OF, PARALLEL AND CONTIGUOUS TO THE HEREINAFTER DESCRIBED LINE LYING WHOLLY WITHIN THE SOUTHWEST 1/4, SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., SAID LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE NORTH 3° 29'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED TO JOHN C. GUNN, ET UX, IN DEED RECORDED MAY 6, 1971, IN BOOK 86, PAGE 500, DOCUMENT NO. 52618, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, A DISTANCE OF 220.36 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO RALPH R. MARTINI, ET UX, IN DEED RECORDED OCTOBER 12, 1970, IN BOOK 80, PAGE 176, DOCUMENT NO. 49790, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE NORTH 0° 22'38" EAST ALONG THE WESTERLY LINE OF THE MARTINI PARCEL, A DISTANCE OF 276.31 FEET TO THE POINT OF ENDING; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VERDE WAY, AS IT NOW EXISTS.

PARCEL 3



TOGETHER WITH AN EXCLUSIVE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, IN BLOCK A, IN COUNTRY LANE SUBDIVISION RECORDED ON FEBRUARY 4, 1981, AS INSTRUMENT NO. 53226, IN BOOK 281, PAGE 242, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1;

THENCE NORTH 45° 07'30" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KIMMERLING DRIVE (80 FEET WIDE) 11.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 45° 07'30" WEST ALONG SAID RIGHT-OF-WAY LINE, 18.00 FEET;

THENCE NORTH 44° 52'30" EAST, 8.65 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44° 44'45" AND A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 22.65 FEET;

THENCE NORTH 89° 37'15" EAST 14.13 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 0° 22'45" EAST ALONG SAID EAST LINE, 15.00 FEET; THENCE SOUTH 44° 52'30" WEST, 4.26 FEET;

THENCE SOUTH 89° 37'15" WEST 11.10 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44° 44'45" AND A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 8.59 FEET;

THENCE SOUTH 44° 52'30" WEST, 8.65 FEET TO THE TRUE POINT OF BEGINNING.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON JULY 16, 2002, IN BOOK 0702, AT PAGE 5013, AS DOCUMENT NO. 547266, OF OFFICIAL RECORDS.

NOTE; THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 1, 2005 IN BOOK 0205, PAGE 248, AS INSTRUMENT NO. 635747.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

