

DOC # 750058  
09/02/2009 01:47PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-909 PG-381 RPTT: 1,647.75

A.P.N.: 1320-04-001-079

RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:

California Bank & Trust - Roberts  
2399 Gateway Oaks Drive #110  
Sacramento, CA 95833

FORWARD TAX STATEMENTS TO:

The Address Given Above

Space Above This Line For Recorder's Use Only

Loan No.: 0344621-0001

T.S. No.: 08-7953-01

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 1320-04-001-079

TRANSFER TAX: \$1,647.75

The Grantee Herein WAS the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$422,417.73

The Amount Paid by the Grantee was \$422,417.73

Said Property is in the City of Minden, County of Douglas

WT Capital Lender Services, 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

California Bank & Trust

(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:

LOT 2 IN BLOCK C, OFFICIAL RECORDS, 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, AT PAGE 3579, AS FILE NO. 318019, OFFICIAL RECORDS FURTHER DESCRIBED AS FOLLOWS:  
PARCEL 2C AS SHOWN ON RECORD OF SURVEY FOR CARSON VALLEY BUSINESS PARK (A COMMERCIAL SUBDIVISION) FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 20, 2005, IN BOOK 0505, PAGE 9310, AS DOCUMENT NO. 644905.



### TRUSTEE'S DEED UPON SALE

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **A.J. Max, LLC, a Nevada Limited Liability Company** as Trustor, dated **7/27/2005** 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 **8/5/2005**, Instrument number **0651527 Book 0805, Page 3252** of the Official Records in the office of the Recorder of **Douglas, Nevada**. 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 107.090.

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 **8/20/2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$422,417.73**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **WT Capital Lender Services**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **August 27, 2009**

**WT Capital Lender Services**

DEBRA BERG, Senior Vice President

State of CALIFORNIA } ss  
County of FRESNO }

On **8/27/2009**, before me, **J. HERMOSILLO**, Notary Public, personally appeared **DEBRA BERG** 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 or California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
J. HERMOSILLO

