

OFFICIAL RECORD

Requested By:

NRES - NV2

RECORDING REQUESTED BY:  
Fidelity National Title Insurance Company

Douglas County - NV  
Karen Ellison - Recorder

AND WHEN RECORDED TO:  
NRES-NV2  
✓ 1692 COUNTY RD STE B  
MINDEN, NV 89423

Page: 1 Of 2 Fee: 15.00  
BK-1109 PG- 5526 RPTT: 3283.80



FORWARD TAX STATEMENTS TO:  
NRES-NV2  
1692 COUNTY RD STE B  
MINDEN, NV 89423

The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 09-00615-3 NV  
APN: 1319-30-712-006

Client Reference No. 0031438674

### TRUSTEE'S DEED UPON SALE

TRANSFER TAX: *\$3,283.80*  
The grantee herein WAS NOT the foreclosing beneficiary.  
The amount of the unpaid debt was: \$ 1,370,495.13  
The amount paid by the grantee was: \$841,501.00  
Said property is in the City of Stateline, County of Douglas

Fidelity National Title Insurance Company, 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 NRES-NV2 (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 143, OF TAHOE VILLAGE UNIT NO. 1 AN AMENDED MAP OF ALPINE VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 7, 1971, IN BOOK 94, PAGE 203, AS DOCUMENT NO. 55769.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by ALBERT MONTROSS, AN UNMARRIED MAN as Trustor, dated October 13, 2006 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 Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on October 26, 2006, as Instrument No. 0687372, in Book 1006, in Page 9835 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 Default of Election to Cause Sale of Real Property under the Deed of Trust 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 prepaid to each person entitled to notice in compliance with Nevada Civil Code 107.050

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default of Election to Cause Sale of Real Property under the 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 November 18, 2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$841,501.00, 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, Fidelity National Title Insurance Company, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: November 20, 2009

Fidelity National Title Insurance Company, as Trustee


  
\_\_\_\_\_  
Jason Kane, Authorized Signature

State of California )ss.  
County of San Francisco )ss

On November 20, 2009 before me, Natalie Gold, Notary Public, personally appeared Jason Kane, 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.

  
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Natalie Gold # 1828450  
My Commission Expires December 27, 2012

