

16-

DOC # 0759531
03/02/2010 04:09 PM Deputy: GB
OFFICIAL RECORD
Requested By:
PETER MCALLESTER

RECORDING REQUESTED BY:

Douglas County - NV
Karen Ellison - Recorder

✓ AND WHEN RECORDED MAIL TO:
HELEN PETTIE, AN UNMARRIED WOMAN
P.O. Box 70921
Reno Nv 89570

Page: 1 Of 3 Fee: 16.00
BK-0310 PG- 0539 RPTT: 549.90



Forward Tax Statements to the address given above

APN: 1220-03-210-006
TS # GM-155573-C LOAN # 0810012402
INVESTOR #: 000000000000
TITLE ORDER # 090026857-NV-GNO

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

TRANSFER TAX: \$00.00

The Grantee Herein Was Not The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$281,805.90

The Amount Paid By The Grantee Was \$141,000.00

Said Property Is In The City Of GARDNERVILLE, County of Douglas

EXECUTIVE TRUSTEE SERVICES, INC, 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: **HELEN PETTIE, AN UNMARRIED WOMAN**

(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: **SEE EXHIBIT "A"**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JUAN C. VALLES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, dated **5/23/2006** 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 Election to Sell under the Deed of Trust recorded on **5/30/2006**, instrument number **0676157**, Book **0506**, Page **11511**, 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 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 mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050

GM-155573-C

EXHIBIT "A"

Being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East further described of as follows:

Lot 5, Block A, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115, as Document No. 555262 and by Certificates of Amendments recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590 and recorded on September 28, 2004, in Book 0904, at Page 11209, as Document no. 625221, Official Records.

ASSESSOR'S PARCEL NO. 1220-03-210-006



TRUSTEE'S DEED UPON SALE

Trustee's Deed
T.S.# **GM-155573-C**
Loan # **0810012402**
Title Order # **090026857-NV-GNO**

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 **2/10/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ **\$141,000.00**, 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, **EXECUTIVE TRUSTEE SERVICES, INC.**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **2/10/2010**

EXECUTIVE TRUSTEE SERVICES, INC.

By: _____
Max A. Garcia, Limited Signing Officer

State of California } S.S.
County of Los Angeles }

On **2/18/2010**, before me, **Eliza Michelle Meza** Notary Public, personally appeared **Max A. Garcia** 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 _____
Eliza Michelle Meza

