

APN 1420-18-212-003

APN _____

APN _____

DOC # **761600**
04/05/2010 01:35PM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-410 PG-805 RPTT: EX#003



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Trustees deed upon sale

This document is being rerecorded to
Correct legal discription

WHEN RECORDED MAIL TO:

Rachel alexander

1760 Pinewood Dr #1

Minden NV 89423



BK-410
PG-806

761600 Page: 2 of 4 04/05/2010

DOC # 0758588
02/12/2010 09:38 AM Deputy: PK

OFFICIAL RECORD
Requested By:
RACHEL ALEXANDER

APN No.: 1420-18-212-003
Recording Requested by:

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00
BK-0210 PG- 2512 RPTT: 596.70

When Recorded Mail to:
RACHEL ALEXANDER
1760 PINWOOD DRIVE
APT.#1
MINDEN, NV 89423



Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-306779-
RM

Order No.: 30206172

Investor No. 6600012120

Trustee's Deed Upon Sale

Transfer Tax:

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$305,918.31**

The amount paid by the grantee at the trustee sale was: **\$152,940.00**

The documentary transfer tax is: None

Said property is in the City of: CARSON CITY, County of DOUGLAS

QUALITY LOAN SERVICE CORPORATION, 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

WYLB REVOKABLE TRUST, C&D UNLIMITED OPPERTUNITIES LLC AND RACHEL ALEXANDER AS TENANT IN COMMON UNDIVIDED INTEREST

(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 7, IN BLOCK D, AS SET FORTH ON THE FINAL MAP NO. 1007A ENTITLED VALLEY VISTA ESTATES, PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON AUGUST 29, 1997, IN BOOK 897, PAGE 6072, AS DOCUMENT NO. 420670, OFFICIAL RECORDS.~~ See attached legal

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **SCOTT SMITH, A SINGLE MAN**, as trustor, dated **8/22/2005**, of 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 **8/29/2005**, instrument no. **0653583**, Book **0805**, Page **13851**, 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 Revised Statute 107.050.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach 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 **2/3/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$152,940.00**, 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.

Date: **2/10/2010**

QUALITY LOAN SERVICE CORPORATION

By:

Bradley McNair, Assistant Vice President.

State of California)
County of San Diego)

On 2/10/2010 before me, **Sharina L. Guzman** a notary public, personally appeared **Bradley McNair**, 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 _____
Sharina L. Guzman

(Seal)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



EXHIBIT 'A'

**LOT 7 IN BLOCK D, AS SHOWN ON THE OFFICIAL MAP OF VALLEY VISTA ESTATES II,
UNIT 1, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS
COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 17, 1993, IN BOOK 1293,
PAGE 3652, AS DOCUMENT NO. 325265, OFFICIAL RECORDS.**

