

A.P.N. 1318-23-212-009

STEWART TITLE

WHEN RECORDED MAIL TO

California Reconveyance Company
PO Box 6200
Northridge, CA 91328-6200

MAIL TAX STATEMENTS TO

JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop: JAXB2007

DOC # 762595
04/26/2010 02:26PM Deputy: SG
OFFICIAL RECORD
Requested By:
SPL INC - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-410 PG-4722 RPTT: 1,651.65



Space above this line for recorder's use only

Title Order No. 1023504 Trustee Sale No. 137559NV Loan No. 0082708736

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$423,420.80
- 3) The amount paid by the grantee at the trustee sale was \$423,420.80
- 4) The documentary transfer tax is \$1,651.65
- 5) Said property is in STATELINE

and **CALIFORNIA RECONVEYANCE COMPANY**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to JPMorgan Chase Bank, National Association (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: PARCEL A: LOT 24B, AS SHOWN BY THE MAP OF LAKE VILLAGE, UNIT NO. 2C, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972, IN BOOK 97, PAGE 442, AS DOCUMENT NO. 58124. EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 24B OF LAKE VILLAGE UNIT 2-C, AS CONVEYED TO THE LAKE VILLAGE HOMEOWNERS ASSOCIATION BY DEED RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORD AT PAGE 3599 AS DOCUMENT NO. 349056 PARCEL B: ALL THAT PORTION OF LOT 37 COMMON AREA OF LAKE VILLAGE UNIT 2-C FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1972 AS FILE NO. 58124 CONVEYED BY DEED TO STEPHEN MASSA 1990 IRREVOCABLE TRUST, RECORDED OCTOBER 21, 1994 IN BOOK 1094 OF OFFICIAL RECORDS AT PAGE 3596 AS DOCUMENT NO. 349055 REFERENCE IS MADE TO THE RECORD OF SURVEY FILED OCTOBER 21, 1994 AS FILE NO. 349057.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03-11-2004 and executed by DAVID D LANGHEIER AND VICKI W LANGHEIER, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, and Recorded 04-08-2004, Book 0404, Page 03788, Instrument 0609725 of Official Records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 04-21-2010.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$423,420.80 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 4/22/10

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

KARIME ARIAS, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 4/22/10 before me, FRED RESTREPO , "Notary Public," personally appeared KARIME ARIAS , 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 Fred Restrepo (Seal)
FRED RESTREPO

