

A.P.N. 1320-30-710-031

**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

Space above this line for recorder's use only

Title Order No. 1025044 Trustee Sale No. 138298NV Loan No. 0670911494

**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 \$138,191.62
- 3) The amount paid by the grantee at the trustee sale was \$111,163.00
- 4) The documentary transfer tax is \$434.85
- 5) Said property is in MINDEN

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 ONE: UNIT 30, AS SHOWN ON THE PLANNED DEVELOPMENT MAP (PD 03-005) FOR MINDEN TOWN HOMES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 2, 2004, AS FILE NO. 603488. PARCEL TWO: AN UNDIVIDED 1/31ST INTEREST IN THE COMMON ELEMENTS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINDEN TOWNHOMES, RECORDED NOVEMBER 5, 2003 IN BOOK 1103, PAGE 2081, DOCUMENT NO. 595951 AND IN THE AMENDED AND RESTATED DECLARATION RECORDED FEBRUARY 6, 2004 IN BOOK 204, PAGE 2633, DOCUMENT NO. 604005. PARCEL THREE: AN EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE LIMITED COMMON ELEMENTS APPURTENANT TO PARCEL ONE, DESCRIBED ABOVE, AS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE ABOVE MENTIONED DECLARATION AND AMENDED AND RESTATED DECLARATION.



Title Order No. 1025044 **Trustee Sale No. 138298NV** Loan No. 0670911494

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03-26-2004 and executed by GEORGE LIAO, AN UNMARRIED AS HIS SOLE AND SEPARATE PROPERTY as Trustor, and Recorded 04-01-2004, Book 0404, Page 00634, Instrument 0609134, and Re-recorded on 03-14-2008, Book 308, Page 3199, Instrument 719585 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 05-26-2010.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$111,163.00 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: 5/27/10

**CALIFORNIA RECONVEYANCE COMPANY, as Trustee**

  
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COLLEEN IRBY, ASSISTANT SECRETARY



Title Order No. 1025044 Trustee Sale No. 138298NV Loan No. 0670911494

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 5/27/10 before me, FRED RESTREPO , "Notary Public," personally appeared COLLEEN IRBY, 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

