

DOC # 764949
06/08/2010 12:10PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE NDT
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-610 PG-1622 RPTT: 288.60



RECORDING REQUESTED BY:
The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP

AND WHEN RECORDED MAIL TO:
Nevada State Bank
400 North Green Valley Parkway
2nd Floor
Henderson, NV 89074 First American Title

Forward Tax Statements to
the address given above
1121-07-000-035

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 48830004001024
T.S. NO.: 09-12-30911
TITLE ORDER # 4325607

TRUSTEE'S DEED UPON SALE

A.P.N.: 1121-07-000-035 TRANSFER TAX: \$288.60

The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$98,162.66
The Amount Paid By The Grantee Was \$73,908.34
Said Property Is In The City of Gardnerville, County of Douglas

The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP, 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

Nevada State Bank

(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 Christine Horton and Lance Horton as Trustor, dated Jan 14, 2008 of the Official Records in the office of the Recorder of Douglas County, 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 Feb 07, 2008, Instrument Number 0717669, in Book of Official records. The Trustee has 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.



TRUSTEE'S DEED UPON SALE

Trustee's Deed

LOAN #: **48830004001024**
T.S. NO.: **09-12-30911**
TITLE ORDER # **4325607**

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 **Jun 04, 2010**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$73,908.34**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: **Jun 04, 2010**

**THE COOPER CASTLE LAW FIRM FKA THE
COOPER CHRISTENSEN LAW FIRM, LLP**

By: _____

Melissa Roberts
Melissa Roberts
Trustee Sale Officer

State of Nevada } SS.
County of Clark }

On **Jun 04, 2010** before me, the undersigned, Andrea Buelow, Notary Public, personally appeared Melissa Roberts personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

ABL

(Seal)

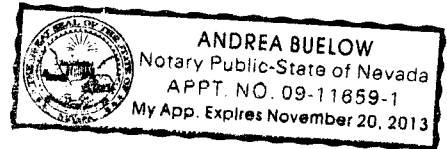




EXHIBIT "A"

A PARCEL OF LAND LOCATED WITHIN A PORTION SECTION 7, TOWNSHIP 11 NORTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCEL FOR CHRISTOPHER B. HAINES AND MARY T. HAINES FILED FOR RECORD APRIL 20, 2005 IN THE OFFICE OF RECORDERS, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 642264, THE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY OF PARCEL 1 AS SHOWN ON SAID MAP OF DIVISION INTO LARGE PARCELS, SOUTH 89°55'05" EAST, 1144.50 FEET;

THENCE ALONG A PORTION OF THE EAST BOUNDARY OF SAID PARCEL 1, SOUTH 00°46'53" WEST, 726.48. FEET;

THENCE NORTH 89°55'05" WEST, 1134.17 FEET;

THENCE ALONG A PORTION OF THE WEST BOUNDARY OF SAID PARCEL 1, NORTH 00°02'00" WEST, 726.42 FEET TO THE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 10, 2006, BOOK 0106, PAGE 2714, AS FILE NO. 665281, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

1121-07-000-035