

A.P.N. 1022-07-002-014

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. 1023774 Trustee Sale No. 137697NV Loan No. 3014768166

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 \$576,458.08
- 3) The amount paid by the grantee at the trustee sale was \$177,566.40
- 4) The documentary transfer tax is \$694.20
- 5) Said property is in GARDNERVILLE

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: **SEE EXHIBIT "A"**



Title Order No. 1023774 **Trustee Sale No. 137697NV** Loan No. 3014768166

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 10-23-2007 and executed by LEANN SPANIOL-BRYAN, A MARRIED WOMAN as Trustor, and Recorded 10-30-2007, Book 1007, Page 8306, Instrument 0712088 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 06-30-2010.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$177,566.40 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: 7/5/10

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



DALILA OCHOA, ASSISTANT SECRETARY



Title Order No. 1023774 Trustee Sale No. 137697NV Loan No. 3014768166

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 7/5/10 before me, FRED RESTREPO, "Notary Public," personally appeared DALILA OCHOA, 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





Exhibit 'A'

THE LAND REFERRED TO HEREIN, IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 1 AND 2 AS DESCRIBED IN DEED FILED FOR RECORD IN BOOK 1183 AT PAGE 3127, AS DOCUMENT NO. 091776, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND ALSO KNOWN AS ASSESSORS PARCEL NUMBERS 1022-07-002-013 AND 1022-07-002-014 RESPECTIVELY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 7 AS SHOWN ON THE PARCEL MAP FOR JACK BEMIS, FILED FOR RECORD IN BOOK 1079 AT PAGE 1710 AS DOCUMENT NO. 37989, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 89°31'00" WEST A DISTANCE OF 2,592.64 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 86°41'39" WEST A DISTANCE OF 1,335.25 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 7; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 NORTH 00°07'24" EAST A DISTANCE OF 292.65 FEET; THENCE LEAVING SAID WEST LINE NORTH 86°30'24" EAST A DISTANCE OF 1,127.84 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 72°07'27", AND AN ARC LENGTH OF 125.88 FEET AND WHOSE CHORD BEARS NORTH 50°26'41" EAST A DISTANCE OF 117.73 FEET; THENCE NORTH 14°22'57" EAST A DISTANCE OF 96.20 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 395; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 28°58'30" EAST A DISTANCE OF 192.36 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE NORTH 00°14'26" EAST A DISTANCE OF 204.88 FEET; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG AFORESAID RIGHT-OF-WAY LINE 28°58'30" EAST A DISTANCE OF 334.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 61°03'30" WEST A DISTANCE OF 187.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE SOUTH 00°14'26" WEST A DISTANCE OF 106.00 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND SET FORTH AS ADJUSTED PARCEL B ON RECORD OF SURVEY RECORDED JULY 7, 1992 IN BOOK 792, PAGE 641, AS DOCUMENT NO. 282749, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. "IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED November 3, 2003, BOOK 1103, PAGE 410, AS FILE NO. 595628, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. PARCEL 2: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN DEED RECORDED MAY 17, 2001, IN BOOK 0501, AT PAGE 5007, AS DOCUMENT NO. 0514356, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. A STRIP OF LAND 50 FEET IN WIDTH WITHIN THE SW 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., IN DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., (SAID CORNER BEING MARKED BY A U.S.G.L.O. BRASS CAP); THENCE N00°14'26"E A DISTANCE OF 284.25 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395; THENCE N28°58'30"W ALONG SAID LINE A DISTANCE OF 192.36 FEET TO THE NORTHERN MOST CORNER OF PARCEL B OF RECORDED MAP, BOOK 792, PAGE 641, DOCUMENT NO. 282749; THENCE S14°22'57"W ALONG A LINE COMMON TO PARCEL A AND PARCEL B OF SAID MAP A DISTANCE OF 96.18 FEET WHICH IS THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF 35°56'09", AN ARC LENGTH OF 62.72 FEET; THENCE S86°30'24"W A DISTANCE OF 97.05 FEET; THENCE S03°29'36"E A DISTANCE OF 19.30 FEET TO THE SOUTHERLY LINE OF SAID PARCEL A; THENCE S86°30'24"W ALONG SAID LINE A



DISTANCE OF 50.00 FEET; THENCE N03°29'36" W A DISTANCE OF 69.30 FEET; THENCE N86°30'24" E A DISTANCE OF 183.17 FEET TO THE TRUE POINT OF BEGINNING. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M. SAID LINE BEARS S86°41'39"W.

