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OFFICIAL RECORD

Requested By:
PATRICK RICHARDS

APN # 1220-10-811-021

[RECORDING REQUESTED BY:]

LPS - Default Title and Closing

On behalf of **Trustee Corps**

[WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:]

Penny Echan and Patrick Richards,
as Tennants in Common Undivided Half Interest
✓ **P.O. Box 457**
Zephyr Cove, NV 89448

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0710 PG- 4779 RPTT: 612.30



The undersigned hereby affirms that there is no
Social Security number contained in this document.

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Trustee Sale # **NV0959718-1** Loan # **0203661087** Order # **090752979**

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein **was not** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$384,075.31**
- 3) The amount paid by the Grantee at the trustee sale was: **\$150,000.00 - \$157,000.00 PFR**
- 4) The documentary transfer tax is **\$0.00 ~~\$255.00~~ PFR \$612.30**
- 5) Said property is in the city of **GARDNERVILLE**
- 6) A.P.N. # **1220-10-811-021**

and **MTC FINANCIAL, INC. dba TRUSTEE CORPS** (herein called Trustee), as the duly appointed Substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **Penny Echan and Patrick Richards, as Tennants in Common Undivided Half Interest** (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:

Lot 55, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, and Title Sheet amended on June 4, 1965, as Document No. 28378.

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 12/04/2006, and executed by **JEFFREY HUBBARD AND ELIZABETH A. HUBBARD, HUSBAND AND WIFE, AS JOINT TENANTS** as Trustor, and Recorded on 12/14/2006 as Document No. 0690748 of official records of **Douglas** County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

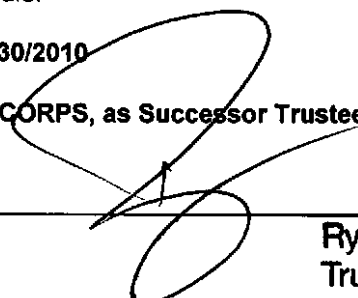
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with.

Trustee Sale # NV0959718-1 Loan # 0203661087 Order # 090752979

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 \$150,000.00 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.

Dated: 06/30/2010

TRUSTEE CORPS, as Successor Trustee

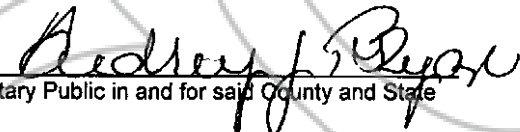
By:  Ryan Newman,
Trustee Sale Officer

State of CALIFORNIA
County of ORANGE

On 06/30/2010 before me, AUDREY J. BRYAN, a notary public, personally appeared Ryan Newman 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.


Notary Public in and for said County and State

