


DOC # 768784
08/16/2010 03:43PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE OF NEVADA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-810 PG-3685 RPTT: 1,501.50

A.P.N. #	1319-03-401-010
R.P.T.T.	\$1,501.50
Escrow No.	1019930-02
Recording Requested By:	
 title of Nevada-Las Vegas Division	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Daniel J. Saunders	
34 Hollingworth Road	
South Croydon, London, England CR05RP 99999	



TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 6th day of August, 2010 by Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as Trustee as hereinafter states, and hereinafter referred to as Trustee and Daniel J. Saunders and Davina Saunders, husband and wife as joint tenants, herein referred to as grantee, whose address is 34 Hollingworth Road South Croydon, London, England CR05RP 99999.

WITNESSETH:

WHEREAS, Charles W. Todd, a married man as his sole and separate property by Deed of Trust dated July 9, 2008, and recorded July 24, 2008, in Book 0708, Page 5227 as Document No. 0727397, in the Office of the County Recorder of Douglas County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on June 18, 2009, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded June 19, 2009, in Book 609, Page 6246 as Document No. 745561, of Official Records, Douglas County, Nevada; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in The Record Courier a newspaper of general circulation printed and published in Douglas County, Nevada in which the premises to be sold is situated and a like notice being published in Douglas County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on 8/6/2010, at the hour of 1:30:00 PM, at the front entrance of the Douglas County Courthouse located at 1616 8th Street, Minden, Nevada.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the Ninth
(One inch Margin on all sides of Document for Recorder's Use Only



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1019930-02

A parcel of land situated, lying and being wholly within the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 13 North, Range 19 East, M.D.B.&M., County of Douglas, State of Nevada, more particularly described as follows to wit:

Parcel B, as set forth on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, State of Nevada on February 23, 1976 in Book 276, page 746, Document No. 87377, Official Records.

Assessors Parcel No. 1319-03-401-010

