

RECORDING REQUESTED BY

Aztec Foreclosure Corporation
3300 N. Central Ave. Suite, 2200
Phoenix, AZ 85012



MAIL TAX STATEMENTS TO:

James B. Nutter & Company
4153 Broadway
Kansas City, Missouri 64111

1022-10-002-042

Space above this line for recorder's use

Trustee Sale No. 10-514373JBN Title Order No. 100396097
817319

TRUSTEE'S DEED UPON SALE

APN # 1022-10-002-042

The undersigned grantor(s) declare(s):

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with cost was \$246,647.30
- 3) The amount paid by the grantee at the trustee sale was \$246,647.30
- 4) The document transfer tax is \$961.92 *963.30 JB*
- 5) Said property is in the city of Wellington.

Aztec Foreclosure Corporation (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY, but without covenant or warranty, express or implied, to: JAMES B. NUTTER & COMPANY (herein called Grantee), all right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, and described as follows:

SEE ATTACHED EXHIBIT A

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust Recorded on April 20, 2010, in Instrument No. 762328, Book No. 410, Page No. 3672 of official records in the Office of the Recorder of DOUGLAS County, Nevada and executed by: **C Robert Mendenhall, Single, as Trustor**, 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 and pursuant to the Notice of Default and Election to Sell under the Deed of Trust described above. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.



T.S. #: 10-514373JBN
TITLE ORDER #: 100396097

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, and such default still existed at the time of sale.

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 **November 10, 2010** Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$246,647.30** 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 sale Trustee's Sale.

Date: November 10, 2010



Elaine Malone
Assistant Secretary & Assistant Vice President

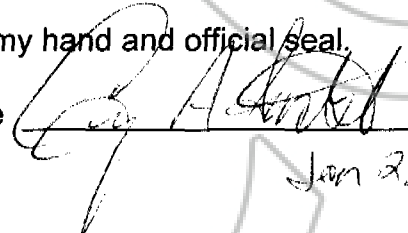
STATE OF ARIZONA }
 } ss
COUNTY OF MARICOPA }

Cyrese A. Santistevan

On November 10, 2010 before me, _____, a Notary Public in and for said county, personally appeared Elaine Malone, 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 that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature 
Jan 2, 2011

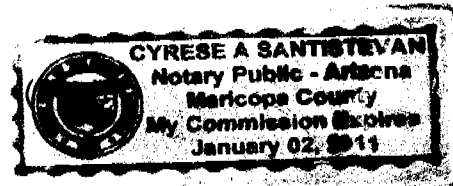




Exhibit A
LEGAL DESCRIPTION

File Number: 1031271

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.& M., BEING PORTION OF LOTS 107 & 108 OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED ON FEBRUARY 20, 1967 AS DOCUMENT NO. 35464, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 70°58'32" WEST A DISTANCE OF 1,624.50 FEET TO A POINT ON THE WESTERN PROPERTY BOUNDARY OF LOT 108 OF TOPAZ RANCH ESTATES UNIT #2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 78°34'35" EAST A DISTANCE OF 118.90 FEET; THENCE NORTH 77°01'57" EAST A DISTANCE OF 85.13 FEET; THENCE SOUTH 67°09'22" EAST A DISTANCE OF 150.63 FEET; THENCE SOUTH 48°11'48" EAST A DISTANCE OF 122.99 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF TOPAZ RANCH DRIVE; THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF TOPAZ RANCH DRIVE AROUND A CURVE TO THE LEFT WITH A RADIAL BEARING OF SOUTH 40°25'39" EAST, THROUGH A CENTRAL ANGLE OF 16°50'41" WITH AN ARC DISTANCE OF 305.76 FEET, A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF SOUTH 41°09'01" WEST WITH A DISTANCE OF 304.66 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIAL BEARING OF NORTH 57°15'09" WEST, THROUGH A CENTRAL ANGLE OF 87°18'39" WITH AN ARC DISTANCE OF 30.48 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING OF SOUTH 76°24'10" WEST A DISTANCE OF 27.61 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF MICA COURT; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF MICA COURT, NORTH 60°25'54" WEST A DISTANCE OF 298.64 FEET TO THE SOUTHEAST CORNER OF LOT 109 OF TOPAZ RANCH ESTATES UNIT #2; THENCE BETWEEN LOTS 108 & 109 OF TOPAZ RANCH ESTATES UNIT #2, NORTH 17°01'28" EAST A DISTANCE OF 194.87 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 17, 1995 IN BOOK 0495, PAGE 2181, AS INSTRUMENT NO. 360163.