

DOC # 786318
07/13/2011 03:51PM Deputy: DW
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-711 PG-2248 RPTT: 2414.10



APN# : 1318-26-501-004

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 041491-MHK

When Recorded Mail To:
Z Loan & Investments LLC
P.O. Box 15520
S. Lake Tahoe, Ca 96151

Mail Tax Statements to: (deeds only)
Same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature *M Kelsh*
Mkelsh Escrow Officer

Trustee Deed Upon Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



AND WHEN RECORDED TO:
Z LOAN & INVESTMENT, LLC
P.O. BOX 15520
SOUTH LAKE TAHOE, CA 96151

Forward Tax Statements to
the address given above

TS # 2011-1135
Loan #: 127
Order #: 11-52088

TRUSTEE'S DEED UPON SALE

A.P.N.: 1318-26-501-004
TRANSFER TAX: ~~\$3,156.90~~ \$ 2,414.10
The Grantee Herein **WAS** The Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$693,579.57
The Amount Paid By The Grantee Was \$619,000.00
Said Property is in the City Of **STATELINE**, County of **Douglas**

S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, 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

Z LOAN & INVESTMENT, LLC

(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" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JOHN C. SERPA, SR., AN UNMARRIED MAN** as Trustor, dated **7/17/2008** 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 **7/18/2008**, instrument number **727041** Book **708**, Page **3772** of Official records. Trustee having 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050



TRUSTEE'S DEED UPON SALE PAGE 2

TS#: 2011-1135
Loan #: 127
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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 6/8/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$619,000.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 6/8/2011

S.B.S. is a debt collector attempting to collect a debt and any information will be used for that purpose

S.B.S. TRUST DEED NETWORK

Nancy Pero, Jr.

Nancy Pero, Jr. Trustee Sale Officer

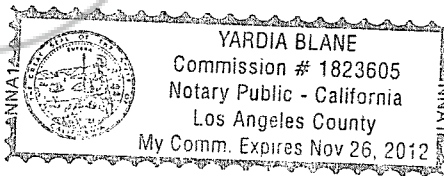
STATE OF California
COUNTY OF Los Angeles

On 6/13/2011 before me, Yardia Blane, Notary Public personally appeared, NANCY PERO 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 *Yardia Blane* (Seal)
Yardia Blane
Comm #1823605
Expires Nov. 26, 2012





TS# 2011-1135

EXHIBIT "A"
(Real Property)

The land referred to in this report is situate in the State of Nevada, County of Douglas and is described as follows:

All that portion of Section 26, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Northeast corner of said Section 26; thence South 00°09'40" West 654.66 feet; thence South 00°17'25" West 654.51 feet; thence North 89°29'43" West 437.91 feet to the true point of beginning; thence North 89°29'43" West 924.55 feet; thence North 52°27'52" East 544.94 feet; thence North 38°00'00" East 202.00 feet; North 41°00'00" West 140.00 feet; thence North 06°20'00" East 50.00 feet; thence along a curve concave to the North with a radius of 275.00 feet, a central angle of 18°40'00" and an arc length of 89.59, the chord of said curve bears North 74°20'00" West 89.20 feet; thence North 65°00'00" West 120.00 feet; thence North 52°29'59" East 33.87 feet; thence along a curve concave to the North with a radius of 640.00 feet; a central angle 18°31'56", and an arc length of 207.01, the chord of said curve bears North 86°14'32" East 206.10 feet; thence North 76°58'343" East 182.76 feet; thence South 12°26'03" East 440.48 feet; thence South 23°19'32" East 422.25 feet to the point of beginning.

Reference is made to Record of Survey recorded June 14, 2004, as Document No. 616036

The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on July 18, 2008 in Book 708, Page 3769, as Document No. 727040 of Official records

Address: 173 Granite Springs Drive
Stateline, Nevada 89449

(Personal Property)

ALL LAND COVERAGE RECONGNIZED BY THE TAHOE REGIONAL PLANNING AGENCY ("TRPA") AND DEFINED IN THE TRPA CODE OF ORDINANCES, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, WHETHER NOW EXISTING, BANKED OR HEREAFTER ARISING, IN ADDITION TO VARIOUS RIGHTS AND ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO BUILDING ALLOCATIONS, UNITS OF USE AND PERMITS FOR THE REAL PROPERTY LOCATED AT 173 GRANITE SPRINGS DRIVE, NV 89449 APN: 1318-26-501-004